GOVERNMENT OF MADRAS. Secrt. II-28—55.000—27-10-52

Agriculture (1954 Department.

Passed

NOT TO BE DESTROYED

~~Endorsement~~
~~D.O.~~
~~Memorandum~~
~~Lodged~~

No. 113033 B II/54-4

Dated 15-12-54 ~~195~~.

FURTHER PAPERS.

Department.	Number.	Series.	Date.
Arecanut - Research Station, Vittal (South Kanara) - lands taken on lease - alleged fixation of high rent - investigation of - report			

D.O. No. F.17-16/53-Com.I

GOVERNMENT OF INDIA,
MINISTRY OF FOOD & AGRICULTURE,

New Delhi, the 2nd Septmber, 1954

My dear Arunachalam,

A Research Station for investigations on the Stem Breaking Disease of arecanut is running at Kote near Vittal in the South Kanara District. The station is financed jointly by the Madras Government and the Indian Central Arecanut Committee. The Government of India decided recently to set up a Central Arecanut Research Station at this very place and to merge in it the existing station for investigations on the Stem Breaking Disease. While estimates for the Central Station were being prepared, we were told that the Stem Breaking Disease Station was running at a loss of Rs.606/- per year. It has come to notice now that the Station is actually running at a loss of nearly Rs.7,000/- per year. This is chiefly because the rent payable to the owner of the garden taken over for investigations on Stem Breaking Disease is exorbitant, particularly when the garden contained only diseased palms. As stated above, the existing station was for carrying out investigations on the Stem Breaking Disease and a diseased garden was deliberately selected for the purpose. I write this to bring to your notice the fact of the exorbitant rent fixed by the Madras Government for the garden taken over for investigations on the Stem Breaking Disease and suggest that you may kindly examine the advisability of fixing responsibility for neglect in the matter if neglect is established by your enquiries.

Yours sincerely,

K R Damle

(K. R. Damle)

Shri N. S. Arunachalam, I.C.S.,
Secretary to the Govt. of Madras,
Agriculture Department,
Madras.

Agri (B II) Dept.

3

D.O. No. 113033 B II/56-2 dated 15-9-56

( )

Sub: Agri - I.C.A.C. - Scheme for investigation on Stem breaking disease of arecanut in S. Kanara dt. - Loss in running the scheme due to payment of arbitrary rent - Investigation of.

Ref: Your D.O. Lr. No. F.17-16/53 Com I dt. 2-5-56.

I am directed to acknowledge the receipt of your letter cited and

P.T.O

Typed
15/9

Issued
15/9

ICA

to say that the matter is receiving
the attention of this Govt.

4/9
4.9.54

17/9/54 Y.S.

17/9/54

Sri K. R. Damle, I.C.S.,
Addl. Secretary,
Govt. of India, Ministry of
N. Delhi

D.O. The drafts above are w.r.t. the D.O.
letter from the Govt. of India at Flag and
are subject to orders.

4.9.54.

17/9/54

5

There must be the usual D letter & PA
in the file & Please the Govt
of
[illegible] Bharat Sevak Samaj account. 17/9/54

Immediate

Typed 15/9/54 Issued 15/9/54

Yours

dear

bl cy

bl cy

Agri (B.T.) Dept.

5

D.O. No. 11 SD 33 BII/54-1 dated 15-9-54

( )

Sub: Agri - I.C.A.E. - Schemes for investigations on Stem bleeding disease of arecanut in South Kanara dt. - Loss in running Re Schemes due to Payment of honorarium - Investigation of

Ref: From Sri K.R. Damle I.C.S., D.O. No. F. 17-16/53-Com I dt. 2-9-54

I am to enclose a copy of Re D.O. letter cited from Sri K.R. Damle, I.C.S., Addl. Secy., Govt. of India, Ministry of Food & Agri

on the above subject and to request you to investigate into the matter and to submit your report to Govt. at a very early date.

4/9

4.9.54.

Yours faithfully,

Sd/- Y. S.,

Deputy Secretary to Government.

Sri M. S. Sivaraman, I.C.S.,
D. A., Madras.
(with copy & Pl of)

It should be carefully ascertained whether the scheme is running at a loss of about Rs 7000 per year and whether this is due to the fact that the rent fixed for the land is exorbitantly high and unreasonable. The matter may be looked into carefully and report of action taken may be received. A reply is requested by 1-10-54

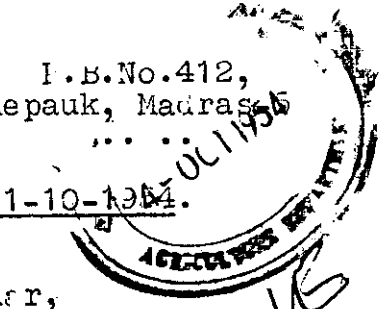
Sd/- Y. S.

By Special Messenger:

M.S.SIVARAMAN, I.C.S.,
Director of Agriculture.

I.B.No.412,
Chepauk, Madras-5
... ..

D.O. No. D2.1669/54 dated 1-10-1954.



My dear Sri Murugesa Mudaliar,

Sub: Arecanut Research Station, Vittal (South Kanara) - Lands taken on lease - alleged fixation of high rent - investigation of - report.

Ref: Your D.O.Letter No.113033/B II-I Agriculture dated 15th September 1954.

pp 5-6 above

I enclose a note which contains all details relating to the establishment of the Arecanut Research Station, Vittal, with special reference to the point raised in the D.O., letter from Sri K.K. Damle, I.C.S.,

Yours sincerely,

To

Sri N.Murugesa Mudaliar, B.A.,
Deputy Secretary to Government,
Agriculture Department,
FORT ST.GEORGE, MADRAS-9

Agriculture Department.

Note on the Arecanut Research Station, Vittal.

The proposal originally made in the scheme for investigation of the stem breaking disease of arecanuts was that an area of 15 acres should be acquired. The need for outright purchase of land and the disadvantages of taking lands on lease were reported to Government in letter D2.450/49 dated 2-8-1949. The venue of the scheme originally suggested [illegible], for one of the [illegible] reasons to be in the centre. The special Agricultural Officers and the Indian Central Arecanut Committee which met at Kozhikode on 10-1-1950 considered the scheme and decided that a small area could be taken on lease at Mundaje to conduct the investigations on the stem-breaking disease of arecanuts. Even here, it may be noted that our proposal was to acquire the required land for the sub-station at Mundaje which was proposed as an annexe to the Regional Arecanut Research Station that was under contemplation then, so that it would be economical in the long run and prove conducive to satisfactory working of the scheme.

2. While forwarding the scheme for investigation on the stem-breaking disease of arecanuts (10 year scheme) to the Indian Central Arecanut Committee, the Government informed the Indian Central Arecanut Committee that Mundaje had been selected tentatively and that the decision whether it should be at Mundaje or any other suitable place in South Kanara district would be settled and intimated to the Indian Central Arecanut Committee. In the scheme so sent, there was provision for acquisition of land required for the station.

3. Subsequently the Government observed that Mundaje was a malarial place and that its suitability as venue for the scheme seemed doubtful and the Director of Agriculture was asked to state whether Mundaje could be the venue, and if not, to suggest in consultation with the District Agricultural Officer, Mangalore and the Collector of South Kanara, a suitable place to be selected as the venue for the same. After obtaining the reports of the District Agricultural Officer and the Collector, the Government were informed that the Collector of South Kanara recommended a locality known as 'Neer Chal' in Perdal village in Kasargod taluk and that the District Agricultural Officer also strongly recommended the same for reasons of the facilities available at the place. Based on the reports of the Collector and the District Agricultural Officer, the Director of Agriculture also recommended to Government that Perdal Village would be the best venue of the scheme and that the choice of site in the village would be made after an inspection of all suitable gardens in the village.

4. The Oilseeds Specialist, Coimbatore, who attended the Meetings of the Indian Central Arecanut Committee on 8th and 9th January 1951 at Kozhikode, informed the Committee under instruction from Government, about the tentative selection of a place near Perdal in preference to Mundaje, and reported that the Committee decided that the matter of selecting the site should be left to the Madras Government. This fact was also reported to Government duly.

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5. The then Director of Agriculture (Sri K.M. Sundaram) inspected in February 1951, a number of places around Vittal and Perdal Villages. In the note of inspection, he had recorded that Mundaje was out of the question as it was far away and lacked facilities, that Perdal was the best area, that a garden near Perdal in the main road to Kumbla seemed suitable and that no garden owner was willing to sell his garden and that we would have to take land on lease only. The then Director of Agriculture, had also recorded that there was plenty of pepper vine in that garden and every areca has a vine and that this would complicate our experiments. Later, the District Agricultural Officer also reported that practically all gardens in Perdal and Vittal centres were having pepper vines, the exceptions being very few. As per instructions, the District Agricultural Officer, South Kanara submitted later a report containing full details of the two or three sites selected, and recommended that the garden belonging to Sri Ravivarma Krishna Raja of Vittal was the best one and that the Rajah orally consented to give the land on lease at a rental of 2 candies of arecanuts per acre per year or its equivalent in cash. On this report of the District Agricultural Officer, Mangalore, the then Director of Agriculture (Sri M.Kanti Raj) had also recorded that the District Agricultural Officer, Mangalore informed the Minister for Agriculture and the Director of Agriculture, that it was the best site possible.

6. In the meanwhile, the Indian Central Arecanut Committee, while communicating its decision to sanction the scheme, desired that the following points should be considered in selecting the venue: (i) the site should be in easy reach of gardens affected by stem-breaking disease and should possess facilities for conducting research in "Koleroga" and other common diseases of areca, (ii) that additional area and gardens suited for experimental purposes should be available in the vicinity of the site and (iii) that the station should be found suitable to be converted into a Regional Arecanut Research Station or ultimately as a Central Arecanut Research Station.

7. The Oilseeds Specialist, the Gazetted Assistant in Mycology and the District Agricultural Officer, Mangalore, who made a joint inspection on 22-5-1951 of the several sites and gardens, found that no garden was more suited and possessed more facilities than the garden ~~was more suited~~ belonging to Sri Ravi Varma Krishna Rajah of Vittal and submitted a report that the garden was the most suitable for investigation on the stem-breaking disease of arecanuts and also for 'Koleroga' investigations and ~~the~~ also stated that the conditions of suitability as laid down by the Indian Central Arecanut Committee were satisfied in this land. The Government Mycologist also reported that the Rajah did not give a definite reply in spite of persuasion by some local leaders to lease the garden and that the District Agricultural Officer was therefore asked to pursue the matter. Based on the report, the Government were informed that the final selection of venue for the scheme would be about 5 acres of the garden belonging to the Rajah of Vittal.

8. The conditions given in writing by the Rajah of Vittal for giving his land on lease were the following:-

a) Annual rent should be at the rate of 2½ candies of dried arecanuts per acre per annum.

b) Annual rent for coconut trees on the garden should be 15 nuts per tree per annum.

Contd....3.

The remarks of the District Agricultural Officer, Mangalore on the above conditions showed that the selected garden yielded about 13 to 14 candies of dried nuts per annum and that with better care it would yield upto 18 candies also, and that the normal lease amount of such plantations in the locality was 2 candies of dried nuts, and upto 2½ candies if the garden was very good. The District Agricultural Officer had reported that 2 candies ~~if the garden was very good. The District Agricultural Officer had reported~~ of dried ~~nuts~~ and ~~upto~~ husked arecanut per acre and 10 coconuts per tree, as against 2½ candies or 15 nuts demanded by the Rajah, would be the local average rent, but as the conditions prevailing then were abnormal in the area, the terms might be considered somewhat reasonable. The District Agricultural Officer also reported that the Rajah was not likely to agree to a lower rate.

9. Consequent to fixing the venue at Vittal over about 5 acres of land, a revised financial estimate for the scheme was submitted to Government. In that revised estimate, the following were the provisions made about yield of the trees and the lease value to be paid to the lessor.

Estimates of yield:-

3 candies of arecanuts per acre per annum for 5 acres for 10 years at Rs.670/- per candy:	Rs.	1,00,500
20 Coconuts per tree per year for 77 trees at Rs.200/- per 1000.	Rs.	3,080
Total. for 10 yrs	Rs.	1,03,580

Estimates of lease value to be paid to lessor:-

At 2½ candies of arecanut per acre for 5 acres for 10 years at Rs.670/- per candy:	Rs.	33,750
At 15 nuts per tree for 77 trees for 10 yrs at Rs.200/- per 1000 nuts.		2,310
Total. for 10 yrs	Rs.	36,060

The rate of Rs.670/- per candy of arecanut was the then prevailing market rate as reported by the Secretary, Indian Central Arecanut Committee.

It was also reported to Government that the yield of arecanut and coconut from the garden would be utilised for paying the rental and that if any quantity was in deficit, the balance would be paid in cash calculated at the prevailing market rates.

10. In G.O.No.1800 Food and Agriculture dated 10-3-1951, the Government sanctioned the scheme, but ordered that final orders regarding the venue of the scheme would be issued separately. On a query from Government as to why the former proposal to select 'Neer Chal' locality in perdal village was given up in preference to the garden at Vittal, the Government were informed that the garden belonging to the Rajah of Vittal had to be chosen finally, for the reason that it was the only garden which was free of pepper vines and since the owner was willing to lease the garden to Government and it was also recommended to Government that the Garden might be acquired if there was need, as it had scope for expansion. The Government approved, in G.O. No.35 Food and Agriculture dated 9-1-1952, that Vittal should be fixed as the venue of the scheme and draft lease deed might be drawn with the owner for taking about acres

of his garden for 10 years for Rs.86,060/- as estimated elsewhere in this note. The Government communicated to the Indian Central Arecanut Committee about the final decision to fix this garden in Vittal as the Venue of the Scheme.

11. The garden was taken possession of and the scheme was started from 1-8-1952. The actual area on measurement was only 4.75 acres and the lease deed duly got examined by the Government Pleader, was also executed and registered. These terms include inter alia

i) the payment in kind, but any deficit due to adverse conditions to be made good by paying cash;

ii) the termination of the lease, on serving a 30 clear days previous notice, and

iii) that the lessor can claim no compensation for deterioration or damage caused to the areca and other trees due to experiments done

The 2nd and 3rd conditions, it will be seen are entirely to the advantage of the Government. With reference to condition (iii) above, it should be pointed out that the risk taken by the owner was considerable, for the reason that in the course of the experiments certain untried treatments which might have phytocidal effects, would have to be tried. In testing fungicides, control plots without treatment for [illegible] occurring [illegible] and other [illegible] in all ways. The final effect of [illegible] measures in the course of experiments [illegible] to result in permanent or irreparable deterioration of the plantation. Subsequent experience had shown that the fears of risk were not unfounded. It may be pointed out that "gap filling" which had been agreed to by the Government, is hardly an adequate compensation for the cumulative loss sustained by the destruction of mature palms. It is obvious that no areca grower would normally agreed to the above conditions. The only person who could be pursuaded to agree to such conditions was the Rajah of Vittal. Having regard to the fact that special conditions had been incorporated in the lease deed by Government and that Government had no alternative site on hand, the nigher annual lease of 2½ candies of areca per acre could not but be agreed to.

12. On the question of merging the scheme for investigation on the stem-breaking disease with the Central Arecanut Research Station to be opened, the following are the relevant facts.

i) The Indian Central Arecanut Committee communicated an information that a Technical sub-Committee was appointed to examine the scheme for starting a Central Research Station for arecanuts and to submit its report before June 1952 and that the question of merging the stem-breaking disease scheme with the proposed Central Station would be decided later in the light of the report of the Special Committee.

2) The Madras Government, while forwarding the scheme for the Central Station to the Indian Central Arecanut Committee, stated inter alia that if the Committee decided to merge the stem-breaking scheme with the proposed Central Station, the Government of Madras would meet Rs.62,500/- towards 50% of the cost of lands to be acquired for the Central Station and another Rs.5,000/- for constructing a culvert in lieu of its share of expenditure in the scheme for stem-breaking disease.

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3) The small sub-Committee consisting of Sri M.J.Appajappa, Director of Agriculture, Mysore, Dr.K.C.Naik, Deputy Director of Agriculture, Headquarters (Research) Madras, Dr.M.L.Nagpal, Horticulturist to the Government of Bombay, and Sri M.K.Nambiar, the Secretary of the Indian Central Arecanut Committee toured the arecanut growing areas in the West Coast during February-March 1953 for the purpose of selecting a suitable place for the Central Arecanut Research Station. In their report, the sub-Committee had observed that if the Central Station was established at Kote (Vittal), there would be no need to maintain a separate station for the investigation of stem-breaking disease; since the work of these two stations could easily be combined at the proposed Central Station and that this proposal had the added advantage of resulting in considerable reduction of expenditure for the Central Station. The Sub-Committee also recommended that the garden of about 5 acres taken for the stem-breaking disease investigation work might be acquired in the interests of economy when the Central Station was established. The Madras Government intimated the Indian Central Arecanut Committee that they would be prepared to offer Rs.62,500/- towards 50% of the cost of lands to be acquired for the central Station plus Rs.5000/- towards construction of a culvert to connect the two stations, subject to the condition that the Madras Government would be relieved of all future financial commitments and responsibility over the stem-breaking investigation scheme.

13. The latest position regarding the opening of the Central Arecanut Research Station is that the Government have called upon the Collector of South Kanara to submit necessary draft notifications for acquisition proceedings to be launched after notifying in the Gazettes.

14. Regarding the financial aspect of the Scheme, it may be noted that the Government of Madras first desired that the Indian Central Arecanut Committee should meet the recurring and non-recurring expenditure and also take credit for the receipts. When the Indian Central Arecanut Committee did not agree and wanted that ~~that~~ the State Government should bear its share as usual, the Government agreed to bear the entire non-recurring charges and 50% of the recurring charges and wanted that the entire receipts should be credited to the Madras Government. Even this last condition regarding sharing of receipts was later altered, whereby the Madras Government agreed to share the receipts with the Indian Central Arecanut Committee at 60:40 basis. The details of the nett expenditure to the State Government and the Indian Central Arecanut Committee and the proportionate receipts to be credited to each of them will be found in G.O.Ms.35 Food and Agriculture dated 3-1-1952. The Madras Government are to meet the entire lease amount of Rs.36,060/- The Indian Central Arecanut Committee or the Government of India are not at all concerned with this matter at present. The matter has perhaps been raised now to safeguard the interest of the State Government as it is not of the immediate concern of the Indian Central Arecanut Committee except in so far as the income from the Scheme is concerned.

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15. On the economics of running the station, it may be mentioned that it was estimated in the scheme that the garden would yield at the rate of 3 candies of arecanut per acre, that 2½ candies would be set apart for payment of rent and that there would be a margin of profit towards the balance of the 1/2 candy. Similarly, in respect of the coconut trees, it was estimated that the yield would be at the rate of 20 nuts per tree and that the rent might be paid at 15 nuts per tree thereby having a revenue of 5 nuts per tree per annum.

16. The actual experience since the starting of the station has shown that the above estimates and expectations did not materialise. The yield of arecanut fell below the expectation as the following figures would show:

1. Estimated yield over 4.75 acres at 3 candies per acre: Cwt. 63 lb. 7)
2. Rent to be paid to the lessor at 2½ candies per acre over 4.75 acres: " " **

(** converted at 11 nuts per lb. and 17½ nuts per lb.)

3. [illegible] " 63

4. [illegible] " [illegible]

... During these years, the yield of the shortage in yield over the fixed rate had to be paid to the lessor in cash as per terms of agreement.

The chief contributing cause for the reduction in yield below estimate was reported to be due to the reduction in the number of trees in the garden annually owing to the stem-breaking wilt and other disease factors. The adverse summer conditions in 1953 led to the shedding of buttons and tender nuts and these reduced the yield of 1953-54. At the same time it was hoped that with the younger palms reaching the bearing stage later, the loss would be set off to some extent in due course.(****)

17. The following are the details of the receipts i.e., value of the total yields from the garden, and the expenditure for running the station:-

	1952-53 1-8-52 to 31-3-53	1953-54 Whole Year.
Value of yields of arecanuts, coconut and other miscellaneous produce.	Rs.9,155-6-6*	Rs.7,095-14-0*
Expenditure excluding pay and allowances of staff and apparatus and materials.	Rs.3,065-6-9	Rs.3,555-3-2

* Includes value of produce given towards lease rent.

The above details were also furnished to the Indian Central Arecanut Committee along with a copy of the lease deed as desired by them in June 1954.

(****) In the first two years of the scheme, the expenditure on certain items of work was high owing to organisation and layouts, although it was kept below the sanctioned estimates. The expenditure has however been brought down in the third year and it will, in future,

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A | be possible to put down the expenditure to the minimum and there seems to be scope that the deficit will be very much less in future. However, such fluctuations vis-a-vis the Rajah and the Government, are inevitable in a farm set apart for investigation of a disease.)

The expenditure per annum on the cost of staff and Apparatus and materials is computed round about Rs.7000/- to Rs.8000/-. It will thus be evident that if the value of the produce given as rent to the lessor is excluded from the receipts, the net amount of revenue will be little or insignificant when compared to the expected normal working expenditure of about Rs.3000/- per annum excluding the cost of staff; the normal expenditure including cost of staff etc., would be round about Rs.10,000/- per year.

18. It is now known, how on what exact basis, the Government of India have said that the station is working on a loss of about Rs.7000/- per year. It is presumed that it should be due either to taking into account pay and allowances of staff etc., in computing the annual expenditure of running the station, or due to omitting the value of produce given as rent from computing the annual receipts of the station.

B | 19. That the station has not ~~been~~ leave ever a profitable proposition is well-known,. The Director of Agriculture inspected the Vittal Station during January 1954 and went into this question fully. It was found that it was running on uneconomic lines since it was not recovering the lease amount and its working expenses fully from its revenues. The Director of Agriculture therefore, felt that, considering the possible decline in yield in future years due to the existing trees being nearly 30 years old, the station should either be closed or the expenditure should be considerably reduced so as to make it run on economic lines. It was, however, decided that in view of the impending prospect of the Vittal Station being merged with the proposed Central Arecanut Research Station, the question of closing the station might be deferred. At the same time, some reduction in staff was effected towards reducing the expenditure of running the station. This was intimated to the Government and also to the Indian Central Arecanut Committee and their approval was obtained.

C | 20. In June 1954, the Indian Central Arecanut Committee observed that the present rate of rent for the Vittal Station appeared high and that, if the stem-breaking investigation station was to merge in the proposed Central Arecanut Research Station, it would be necessary either to acquire the existing garden or to persuade the owner to enter into a new agreement with reduction in rate of rent. The Indian Central Arecanut Committee wanted the Director of Agriculture to ascertain from the owner and report if the owner would be agreeable to a reduction in rent. In reply the Indian Central Arecanut Committee was informed that (i) it was outside the purview of the agreement entered into with the owner to ask him for any reduction in the rate in the middle of the contract period of ten years, (ii) it was open to the State Government for any reason to terminate the lease by giving 30 days notice to the lessor, (iii) if the Indian Central Arecanut Committee found it impossible to continue the experiments in the existing garden on the present agreed rent, it was open to the Committee to consider entering into negotiation with the owner directly for a fresh agreement on their own, or make another choice of venue for the experiments and

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(iv) that even at the time of entering into agreement with the lessor, he was not willing to agree to the acquisition of the garden by Government, as this was a garden very close to his house and was a source of his requirements of grass, banana leaves, fruits etc.

The Committee was therefore fully apprised of all aspects of the matter regarding the Scheme and it is surprising that the question of rent should have been raised at this stage after the lapse of two years. It looks inappropriate to take up the matter with the lessor who came to the help of the Government at a time when help was sorely needed in a situation in which he was in a position to dictate his terms. The obligation of the Rajah, cannot, therefore, be measured in terms of money.

21. The conclusions that can be drawn from the foregoing facts may be summarised as follows:--

i) It was the Government's initiative and direction that the venue for the stem-breaking investigation scheme should not be at Mundaje (a malarial place) where gardens on more favourable terms were offered, but should be one which is easily accessible, free from malaria and contain amenities to the staff.

ii) The garden belonging to Sri Ravi Varma Krishna Rajah of Vittal was selected for the following reasons:-

a) There was incidence of stem-breaking disease in the garden to such a degree as to enable a detailed study of the problem.

b) The arecanut trees in this garden were not grown with pepper vines, unlike most gardens in the locality.

c) The garden was found suitable for conducting investigation on 'Koleroga' and other diseases, when required.

d) There was scope for taking additional area and garden and hence the site was found suitable to be converted into a central Research Station, when required.

e) Amenities such as housing to the staff, medical aid and educational facilities to children of staff existed at Vittal.

f) The other gardens in the vicinity were neither suitable nor available for our purpose.

g) The lessor was the only person in the area who could be persuaded to agree to the conditions imposed by Government, one of the important conditions ~~imposed by~~ being that the lessor should not object or hold the Government responsible for the loss or destruction of any of the trees in the course of the experiments carried out in the garden. This is an unusual condition which will be rarely acceptable to the generality of the growers. The acceptance of this condition as well as the condition to terminate the lease with only a 30 days notice by the Government, when considered with the reluctance of the Rajah to lease the garden even under a certain amount of persuation during the early part of the negotiations, proves that the Rajah was not actuated by financial considerations and that prestige and a desire to help the Government were his dominant motivating force.

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(iii) The selection of this garden was finalised after joint inspection by the Oilseeds specialist, Agricultural Chemist in Mycology and the District Agricultural Officer, Mangalore and also personally by the then Director of Agriculture.

(iv) The terms of the lease of the garden were accepted by Government only after taking into careful consideration of all the relevant factors and these were fully known to the Indian Central Arecanut Committee for a long time.

(v) It cannot be denied that the station is running at a loss since it is not able to meet the overall expenditure out of its revenues, which in turn is due to fall in the yield of crops against the expentations and for reasons which could not be foreseen and were beyond control.

(vi) The Government were kept informed, and the Government in their turn informed the Indian Central Arecanut Committee of all the facts as they developed from stage to stage in the matter of selection of the garden as also of the terms of the lease etc.

(vii) As the rent is paid entirely by the State Government, the Indian Central Arecanut Committee or the Government of India, are not concerned directly with this. It is also open to the Indian Central Arecanut Committee to terminate the lease with a month's notice from the State Government, in case they desire not to run this centre with the existing terms.

(viii) The Indian Central Arecanut Committee cannot be said to be unaware of the adverse economic position of this station, since the developments leading to the starting of station in this garden were duly informed to the Indian Central Arecanut Committee at all stages and these reports as well as reports of the Indian Central Arecanut Committee staff who visited this centre were in their possession.

(ix) The question of closing down the station or altering its working so as to make it self-supporting was put off on the ground that there was the impending possibility of the garden being merged with the Indian Central Arecanut Committee's Central Station for Arecanut Research.

(x) The rent of 2½ candies per acre fixed for lease of this garden cannot be said to be exhorbitant since the rates in the locality were reported to be ranging from 2 to 2½ candies per acre per annum.

(xi) In the circumstances explained in the foregoing note, the question of fixing responsibility does not arise in so far as the selection of the site or in the fixing of the terms of lease, is concerned.

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(xii) The Indian Central Arecanut Committee could merge the Vittal station with their proposed Central Arecanut Research Station by acquiring the garden outright. This appears to be one of the [illegible] this [illegible] in the Indian [illegible] choose to do so. [illegible] enough station by raising a special garden for the purpose.

Sd. [illegible] Sivaraman,
Director of Agriculture.

1/2 WG 2-cover
Personal Assistant

IMMEDIATE

STRICTLY CONFIDENTIAL

AGRICULTURE DEPARTMENT

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D.O.No. 113033-B.11/54-3. Fort St.George, Madras-9, Dated 3rd Nov., 1954.

My dear Sri Vrishaba Das,

Sub: Agriculture - Indian Central Arecanut Committee - Scheme for the investigation on stem-breaking disease of arecanut in South Kanara district - Loss in running the scheme due to payment of exhorbitant rent - Investigation of.

I am to say that a Research Station for conducting investigations on the stem-breaking disease of arecanut is being run at Kote near Vittal in the South Kanara district with financial assistance from the Indian Central Arecanut Committee. A garden of 4.75 acres in extent belonging to one Sri Ravi Varma Krishna Rajah of Vittal (Puttur taluk) was taken on lease by the Agricultural Department with effect from 1-8-1952. A copy of the lease deed is enclosed. The lands have been taken on lease for a period of 10 years for working the scheme and it has been agreed that 2½ candies of areca per acre per annum and 15 coconuts per tree per annum should be paid as rent in kind to the owner of land and that if there is any deficit, it is to be paid for in cash. The lease value to be paid to the lessor was estimated at Rs. 86,060/- at the time when the lease was entered into as shown below:

At 2½ candies of arecanut per acre per annum for 5 acres for 10 years at Rs. 670/- per candy:	Rs. 83,750
at 15 nuts per tree for 77 trees for 10 years at Rs.200 per 1000 nuts.	Rs. 2,310
Total	Rs. 86,060

The Research Station is stated to be actually running at a loss of nearly Rs. 7,000/- per annum chiefly due to the high exhorbitant rent payable to the owner of the garden which contained only diseased palms according to a complaint received by the Government. I am to request you to make discreet and confidential enquiries and ascertain and report very urgently whether the terms of the lease deed particularly those relating to the payment of rent can be considered to be reasonable or not in the light of the prices of arecanuts and cocoanuts, the average yield of similar gardens and the rents which were being paid for similar gardens in the district and the time when the lease deed was entered into and other relevant considerations.

Yours sincerely,

(N. MURUGESA MUDALIAR).

Sri Vrishabha Das,
Collector-in-charge, South Kanara District,
MANGALORE. (with encl.)

IMMEDIATE

STRICTLY CONFIDENTIAL (Clean copy of page 19 above) 21

AGRICULTURE DEPARTMENT

***

D.O.No.113033-B.II/54-3. Fort St.George, Madras-9, dated 3rd November, 1954.

Sub: Agriculture - Indian Central Arecanut Committee - Scheme for the investigation on stem-breaking disease of arecanut in South Kanara district - Loss in running the scheme due to payment of exhorbitant rent - Investigation of.

I am to say that a Research Station for conducting investigations on the stem-breaking disease of arecanut is being run at Kote near Vittal in the South Kanara district with financial assistance from the Indian Central Arecanut Committee. A garden of 4.75 acres in extent belonging to one Sri Ravi Varma Krishna Rajah of Vittal (Puttur taluk) was taken on lease by the Agricultural Department with effect from 1-8-1952. A copy of the lease deed is enclosed. The lands have been taken on lease for a period of 10 years for working the scheme and it has been agreed that 2½ candies of areca per acre per annum and 15 cocoonuts per tree per annum should be paid as rent in kind to the owner of land and that if there is any deficit, it is to be paid for in cash. The lease value to be paid to the lessor was estimated at Rs. 86,060/- at the time when the lease was entered into as shown below:

At 2½ candies of arecanut per acre per annum for 5 acres for 10 years at Rs. 670/- per candy.	Rs. 83,750
At 15 nuts per tree for 77 trees for 10 years at Rs.200 per 1000 nuts.	Rs. 2,310
Total Rs.	86,060

The Research Station is stated to be actually running at a loss of nearly Rs. 7,000/- per annum chiefly due to the high rent payable to the owner of the garden.

The Government of India have asked this Government to investigate whether the rent fixed was reasonable. The Government of India's D.O.letter dated 2-9-1954 and the remarks of the Director of Agriculture thereon in his letter No. D.2.1669/54, dated 1-10-1954 are enclosed for reference. A summary enquiry may be made personally if possible with the assistance of the Revenue Divisional Officer. It is requested that your reply may kindly be sent within 2 or 3 weeks at the most.

Yours sincerely,

(N. MURUGESA MUDALIAR)

To

Sri Vrishabha Das,
Collector-incharge,
South Kanara district,
MANGALORE.

(with enclosures).

4/11/54

25

F.C. Gera, M.A.,
Under Secretary.

N.F.17-16/53-Coord-I
Government of India
Ministry of Food & Agriculture (Agri.)

New Delhi, the 3rd November 1954.
4th November, 54.

My dear Mudaliar,

P.T.3 value Will you kindly refer to your D.O. No.113033.BII/54-2 dated 15-9-54 regarding the 30.9.54 6/11 Research Station for investigation on the Stem Breaking Disease of arecanut in South Kanara District and let us know how the matter stands at present.

Yours sincerely,

(F.C. Gera)

To

Shri N. Murugesa Mudaliar, B.A.,
Deputy Secretary to the
Government of Madras,
Agriculture Department,
Fort St. George, MADRAS.

SECOND ASSISTANT SECRETARY
6 - NOV 1954
AGRICULTURE DEPARTMENT

Agri (B II) Dept.

27.

issue advice = D.O. No. 113033 B II/Sta-4 dated 8-11-54.

Sub: Agri - J.C.A.C. - Scheme for the investigation on stem-breaking disease of arecanut in S. Kanara dt. - Loss in running the Scheme due to payment of ex-gratia - Investigation of.

Ref: Your D.O. No. F.17-16/53-Com-1 dated 3/4-11-54.

I am to say that the matter is still under examination by this Govt. and the final views

will be ~~submitted to you~~ sent as soon as possible after the ~~n/f~~ receipt

8/11

8/11/54

8.11.54

10/11

Sri F.C. Gera, M.A.,
Under Secretary to Govt of India,
Ministry of Food & Agri.,
New Delhi

By Regd. Post A.D.

29

Ref.26650/54-A5. South Kanara Collector's office,
Mangalore dated 23.11.54.

From

Sri I.G.Raja Ram, I.A.S.,
Collector of South Kanara.

To

The Secretary to Government
Agriculture Department
Government of Madras, Madras.

RECEIVED 27 NOV 1954 AGRICULTURE DEPARTMENT

Sir,

Sub: AGRICULTURE--Indian Central Arecanut Committee--Scheme for the investigation of stem-breaking disease of arecanut in the South Kanara district--Loss in running the scheme due to payment of exorbitant rent--Investigation--Report.

Ref: D.O.No.113033/R.II.54.3 ated 3.11.54 from

By R.P.A.D.

138874 BU 27/11

Under my instructions, the Revenue Divisional Officer, Puttur held detailed enquiries regarding the prevailing rate of rents in arecanut gardens in and around Vittal village with a view to have an idea whether the rent fixed to be payable to the lessor is exorbitant or not.

2. I enclose herewith the records of enquiry conducted by him in original. As can be seen from his report, no appreciable variation between the rents prevailing in 1952 and now is evident. Although, cases of arecanut leases are not many, still in order to get a fair idea, the Revenue Divisional Officer, Puttur under my instructions, has been able to gather information in respect of fifteen cases of leases in the villages of Vittal, Vittal-mudnur, Vittal-padnur, Veerakamba and Alike villages. In his report he states that no two gardens are alike from the point of view of situation, fertility and facilities commanded and that it is difficult to arrive at any one figure that can be taken as an average rent for a village or a local area. In particular reference to the three items of leases examined in the village of Vittal, where the Research Station is situated, it is seen that the rent per acre varies from 13 maunds to two candies (please see items 1 to 3 in the annexure to the Revenue Divisional Officer's report).

3. As regards the yield of the areca gardens in general, it is apparent from the information gathered by the Revenue Divisional Officer that the concerned persons have been reluctant to give out the correct information. However, on his oral enquiries, he has gathered that the yield can generally be classified as under;

First class gardens	3 to 4 candies;
Second class	2 to 3 candies;
Third class	1 to 2 candies.

I have also enquired about this in various places and the information I gathered was generally in agreement with the information gathered by the Revenue Divisional Officer Based on the report of the Revenue Divisional Officer about the rentals in the villages in and around Vittal, it is seen that the average rent at Vittal works out, to 18.4 maunds (lowest); two candies and two maunds in Vittal-padnur(highest) and one candy and ten maunds in the remaining three villages. The average of all these works to 30.13 maunds per acre or roughly 1½ candies. He has also reported that his oral enquiries reveal that the average rent for the best garden in the area does not exceed two or two and a quarter candies per acre, and that it may be safely estimated that the prevailing rent is about 2/3rds of the total yield. Assuming therefore, that the Vittal Garden can be deemed to be a second class garden (due to the existence of diseased palms at the time of taking over) the yield can be estimated to be about three candies per acre at the most. The reasonable rental value would ther work out to two candies per acre.

4. It would therefore appear that prima-facie, the rental of 2½ candies per acre is rather excessive. But it must also be considered under what conditions and exigencies this garden as was taken over on lease in 1952. It is obvious from the note of the Director of Agriculture that, of the several sites and gardens seen, the Vittal garden was found most suitable and it commanded all facilities required for the establishment of the station there, and that no one else was agreeable to give his garden for the experiments. It is also seen that the conditions of suitability as laid down by the Indian Central Arecanut Committee were satisfied in this garden. The lessor in this case has agreed to the termination of lease on the service of 30 clear days-notice and he has no claim for any compensation for deterioration or damage due to the experiments. Under the circumstances, although the rent of 2½ candies is prima-facie excessive, still in view of the special conditions of the suitability of this garden and the absence of any one else to come forward and give a lease on the same terms and conditions as that of the Raja of Vittal, it is my opinion that the rental of two

and a half candies per acre cannot be said to be exorbitant. I do not think, they could have got any other garden in that area for a lesser rental.

Yours faithfully,

24.11.54

For Collector.

Enclosures: Records of enquiry of the Revenue Divisional Officer Puttur in original containing 1-62 and 1634 pages.

IC/24.11.54.

L.Dis.16063/54.

Office of the
Revenue Divisional Officer,
Puttur, Dated: 17-11-'54

From

Sri B. N. Hegde, B.A.,
Rev. Divl. Officer, Puttur

To

The Collector of
South Kanara, Mangalore.

Sir,

Sub: AGRICULTURE: Indian Central Arecanut Committee--Scheme for the investigation of stem breaking disease of arecanut in the South Kanara district--Loss in running the Scheme due to payment of exorbitant rent--Investigation.

Ref:- D.O.No.113033/B-II-54-3dated 3-11-1954 from the Government of Madras, Agricultural Department received with your endorsement Ref.26650/54-A5 dated 8-11-1954.

I have held detailed enquiries regarding the prevailing rate of rent of arecanut gardens in and round about Vittal village where the Research Station for conducting experiments in the stem breaking disease of arecanut is situated. I have also held enquiries how the present rates of rent compare with the rents obtaining in 1952. Enquiries disclose that there is no appreciable variation between the rents of 1952 and now.

PREVAILING RENTS: The arecanut gardens found in the area within a radius of about five miles from the Vittal Research Station are mostly small plantations under the direct cultivation of the owners. Cases of lease are therefore few and far between. I have been, however, able to get at 15 cases of lease in Vittal, Vittal Mudnur, Vittal Padnur, Veerakamba and Alike villages. I have examined the lease deeds and inspected some of the gardens concerned. The result of the investigation is embodied in the annexure.

2. It has to be admitted that no two gardens are alike from the point of view situation, fertility and the facilities commanded It has also to be stated that the general condition of a garden depends upon the attention bestowed upon it and the natural advantages it commands. It is therefore prima facie difficult to arrive at an average rent for a village or a local area as a whole.

P.T.O.

VITTAL VILLAGE: The Research Station is situated in R.S.Nos. 599/2A and 2B of Vittal village comprising an extent of 4.75 acres. The rate of rent agreed upon for the garden between the owner and the Government is 2½ candies of arecanut per acre besides 15 cocoanuts per cocoanut trees. The leases examined in respect of this village disclose that the rent per acre varies from 13 maunds to 2 candies. (Please see items 1 to 3 in the annexure). The classification and taram do not vary materially. The trees in these gardens are from 15 to 40 years old. The gardens in R.S.Nos. 565/7, 8, 9B and 12 (item No.1) R.S.Nos. 572/7B (item No.2) and R.S.Nos. 574/1A and 1B (item No.3) compare favourably with the garden in R.S.Nos. 599/2A and 2B except for the fact that they are situated at a distance of about a mile and half from the Vittal bazaar while the Research Station is in the bazaar, proper. At the same time, it has to be remembered that the areca palms in the research station are exposed to the sun from the south-westerly direction and suffer from stem breaking disease in a larger measure than the gardens mentioned in items 1 to 3. The average rent for the village worked out on the basis of the ascertained rentals (excluding that of the Research Station) comes to less than a candy per acre or 18.4 maunds to be precise. The research garden, however, commands better irrigational facilities than the other gardens in the village listed in the annexure

VITTAL MUDNUR: It is seen from the single instance of lease relating to this village ascertained that the rent works out to 1 candy and 12 maunds per acre. (item No.4 in the annexure). This garden is about 1½ miles from Vittal and about a furlong from the Vittal--Kabaka road.

VITTAL PADNUR VILLAGE: The ascertained rents in this village vary from 12 maunds to 2 candies 7 maunds per acre (please see items Nos. 5 to 10 in the annexure). Of these items Nos. 5 and 10 appear to be distress leases because the lessees concerned cannot but take them on lease as they are situated in the midst of their other property. Item No.9 relates to a sixty years' term

lease. These three items have to be excluded from the calculation of average rent. The average of the rentals of the remaining leases (item Nos. 6, 7 and 8) comes to 2 candies 2 maunds per acre. All these gardens are from 3 to 5 miles from Vittal bazaar and from 1 to 2 miles from the nearest Highways road.

VEERAKAMBA: The leases relating to this village disclose that the rents per acre are from 1 candy 2 maunds to 1 candy 15 maunds per acre. These are good gardens (item Nos. 11 and 12). Item No.11 is about 2 furlongs from the Vittal Kabaka road while Item No.12 is situate about 3/4ths of a mile from it. The gardens are 5½ miles and 4½ miles respectively from Vittal. They are first class gardens assessed at Rs.9/- per acre. The average of the rentals in this village as ascertained from the lease deeds comes to 1 candy and eight maunds per acre.

ALIKE VILLAGE: The average rental in this village works out at 1 candy and 9 maunds per acre.

It will be seen from the above figures that while the average rent at Vittal is 18.4 maunds per acre (lowest) it is highest in Vittal Padnur (2 candies and 2 maunds) and is about the same level (1 candy 10 maunds) in the remaining three villages. The average rent in the area cannot therefore exceed 2 candies per acre. My oral enquiries reveal that the average rent for the best garden in the area does not exceed 2 or 2½ candies per acre.

3. YIELD: Both the lessors and lessees fight shy to give out the actual yield of the gardens on account of the South Kanara Tenancy Act in contemplation. Oral enquiries, however, disclose that the yield in respect of the 1st, 2nd and 3-rd class areca gardens in a favourable year are as follows:-

1st Class	..	3 to 4 candies
2nd Class	..	2 to 3 "
3rd Class	..	1 to 2 "

It may also safely be assumed that the prevailing rent is about two thirds of the total yield.

4. It is gathered from enquiry that areca palms give the best yield when they are between 10 to 30 years old. Though they continue to yield up to about 60 years, the yield diminishes progressively after about 30 or 35 years. It may also be mentioned inithis connection that areca palms start bearing at seven to 8 years.

5. Most of the areca palms in the Research Station Vittal are above 30 years old and many of them are affected by the stem breaking disease of arecanuts.

6. The cocoanut trees in the Research Station are in flourishing condition and their rent cannot be considered to be excessive.

7. The rent in respect of the areca trees appears rather excessive judged from the point of view of purely competitive rent. Attention is invited in this connection to paras 10 and 11 of the note of the Director of Agriculture.

8. All the enclosures together with the records of enquiry are resubmitted herewith. The records of enquiry include the statements of either lessors or lessees whoever could be got at at short notice.

Yours faithfully,

17.11.54

Revenue Divisional Officer,
Puttur.

Enclosures:

Records of enquiry pages 1 to 62.
Enclosures received along with collector's endorsement Rf 2665 50/54 A.5 dated 8.11.54 Pages 1-34.

UGR/-

ANNEXURE

Village	Name of registered holder	Name of tenant	S.No.	Registered extent	Rent	Estimated yield.	Remarks.
				A.C.			Trees from 15 to 40 years
I. Vittal	Laxminathji and others	Ramanna Shetty	56/7	0.35 (Garden)	2½ candies	During last three years it is said to have been equal to rent Prior to that period it is said to have been about 3 candies.	The tenant is old has not been able to pay the stipulated rent. The landlord has filed a suit for arrears of rent and the matter is pending in Civil Court.
			3	0.39 "			
			13	0.27 "			
			12	0.21 "			
				1.22			
		Rent = 2 candies per acre.					
II. Vittal	Laxminathji	Mahalinga Bhat	572/7B	2.83 Garden	1 candy 12 maunds	In recent years the yield is said to be equal to rent.	Moderate water facilities. Trees from 15 to 40 years old.
		Actual extent		2.50 acres.			
		Rent = 13 maunds per acre					
III. Vittal	Laxminathji	Koraga Naika	574/1A	0.27 Wet II	1½ candies.	3 candies.	Water facilities moderate. Trees between 15 to 40 years old.
			13	2.08 Garden			
		Rent = 13 maunds per acre		2.35			
IV. Vittal-mudnur.	K. Subbanna Shetty (Mulagonidoor).	Kanaje Shankaranarayana Bhat.	53/5	2.63 Garden	4½ candies.	--	Trees 20 to 5 years old. Good irrigational facilities. Situated in the [illegible]
		Rent = 1 Candy 12 maunds per acre.					
V. Vittal-padnur	Koodi Govinda Bhat.	Kenila Mahalinga Bhat.	57/11	0.36 Garden	5 candies	2 candies - ex.	
			57/17	0.43 Wet I			
			2 5/3	0.35 Garden.			
		Rent = 1 candy and 16 maunds per acre					

VI. Vittal-padnur	P. Govinda Bhatta	--	24/3	0.57 garden Actual extent 0.42 acre	17 maunds.	18 maunds.	Progressive rent started with 12 maunds in 1949. Increase of 1 maund per year up to the point the rent reaches 1 candy. Water facilities average.**	
			Rent = 2 candies per acre.		** Age of trees from 10 to 50 years. About 150 bearing trees.			
VII. Vittal-padnur.	Kale Narayana Bhatta.	Idine Berry Idne Berry.	24/10	1.05 Garden	2 candies.	candies.	Trees from 20 to 50 years old. Good soil. Water not adequate.	
			Rent:- 1 candy and 19 maunds per acre.					
VIII. -do-	Venkatramana Bhatta.	--	19/2 19/7B	1.40 Garden 0.35 "	2 candies and 2 maunds.	2½ candies.	Trees 30 years old Good garden.	
	Rent: 2 candies and 7 maunds per acre.			1.75				
			Actual extent leased out.	0.35 acre.				
IX. -do-	Venkatreya-charya	Govinda Bhat.	136/1	2.06 Garden	1½ candies.	3 candies.	60 years term lease. Trees from 20 to 60 years old.	
			Rent per acre: 12 maunds.					
X. -do-	Kukke Subbanna Bhat.	Sarvar Ishwara Bhatta.	24/10	0.49 Wet I	21 maunds.		A good number of trees are 25 years old. Midst of tenants other property.	
			Rent: 2 candies 3 maunds per acre.					
XI Veera-kamba.	Koojibail Narayana Bhat.	Gudda Sapallya	166/4	4.76 Garden	7 candies.	10 candies.	Adequate water facilities well protected from the sun. Good garden Trees about 25 to 40 years old.	
			Actual extent excluding the area of tank channel bunds	4.00				
			Rent: 1 candy and 15 maunds.					

XII	ra- kamba	A.G.Tirumaleshwar Bhat.	Saraswathi Amma.	79/1A	5.18 Garden	5 candies.	10 bandies.	No adequate [illegible] facility during the height of summers. About 5½ miles from Vittal.
			Actual area excluding the extent of tank bund etc.		4.50 acres.			
			Rent: 1 candy and 2 maunds per acre.					
XIII.	Alike	K.Venkappaya	Subraya Upadhaya.	33/2	3.49 acres.	6 candies.	3 candies.	Leased out along with other property. No rent for paddy fields.
			Rent: 2 candies per acre					
XIV.	-do-	K. Viswa Krishna Raja.	A. Krishna Nair.	347/1 Portion	5.34 acres.	4 candies.	--	
XV.	-do-	-do-	Subraya Bhat	-do-		1 candies		Average gardens.
			Actual extent excluding the extent covered by paddy fields.		4.35 acres.			
			Rent: 1 candy and 2 maunds per acre.					

Note: The rent is in terms of husked and dried nuts (Biligotu) as in the case of the Research garden. The lease is chalgeni (annual) wherever it has not been noted as term lease.

17.1.45

[illegible] REVENUE DIVISIONAL OFFICER
PUTTUR.

UC/-

Statement of Sri Ramanna Shetty son of Koraga alias Pergade Shetty residing at Gummi of Vittal Kasba village.

I have taken about 1½*acres of areca garden from Jogimut in the year 1942 on an yearly rental of 2½ candies. The garden does not have sufficient water in summer. The trees are about 15 to 40 years old. The yield during the last years has not exceeded the rental. The garden was yielding about 3 candies prior to that period.

Sd/- Ramanna Shetty

Read over to the deponent interpreted in tulu and admitted by him to be correct.

Sd/- B. N. Hegde.
Dated: 16-11-1954.
Revenue Divisional Officer,
Puttur.

/True copy/

17-11-54

Revenue Divisional Officer.

* Note.
R.S.Nos. 565/7, 8, 9B. 12 = 1.25 acres.

565/7 and 8 Rate ~~Rs.9/-~~ 3-6-0.

565 9B, 12 .. Rate ~~Rs.3-6-0~~ 9-0-

Statement of Jogimata Malinga Bhatta son of Subbanna Bhatta of Vittal Kasba village.

I have taken on lease about 1½* acres of Areca garden from the Jogimut on an annual rent of 1 candy and 12 maunds. The areca palms in the garden are from 20 to 40 years old. The garden has moderate water and other cultivation facilities. The yield has not exceeded the rental in recent years.

Sd/- J. Malinga Bhatta.

Read over interpreted in Kannada and admitted by the deponent to be correct.

Sd/- B. N. Hegde.
Dated: 16-11-1954.
Revenue Divisional Officer

'True copy/

Revenue Divisional Officer.

Note: The currect extent of R.S.No.572/7B —2.83 acres including ~~house site.~~ house site. Balance 2.50 acres.

Rate Rs.5-10-0 per acre.

Statement of Sri Koraga Naika son of Ishwara Naika living at Jogimutt of Vittal Kasba village.

I have taken R.S.No.574/1A and 1B measuring 2.35 acres from the Jogimutt in the year 1950. In 1951 I ~~k~~ gave a rent of 2½ candies of areca as rent. Next year I gave 3 candies as rent. Last year I gave 1½ candies. All these were paid according to the lease deeds executed for the period. At present it has no adequate water supply. The yield does not exceed 3 candids in ~~xxxx~~ recent years.

Sd/- Koraga Naika.

Read over to the depondent interpreted in Tulu and admitted by him to be correct.

Sd/- B. N.Hegde
Dated: 16-11-'54
Revenue Divisional Officer.

/True copy/

Revenue Divisional Officer.

Statement of Sri Kargallu Subbanna Bhatta son of Thimmanna Bhatta of Vittalmudnur village, Puttur Taluk.

I own the areca garden comprised in R.S.No.38/3 measuring 2.68 acres. It was ~~leased~~ leased out to Panaje Shankernarayana Bhatta in the year 1951 on terms of progressive rent. The 1st year's rent is 3½ candies of areca (husked). The rent increases by ½ a candy per year with the result that in five years it reaches 5½ candies. The lease is for 20 years. For 15 years the rent is 5½ candies. The existing trees are from 20- to 50 years old. The garden has water facilities all round the year.

Sd/- K. Subbanna Bhatta

Read over to the deponent and admitted by him to be correct.

Sd/-.B. N. Hegde.
Dated: 16-11-'54.
Revenue Divisional Officer.

/True copy/

12-11-54

Revenue Divisional Officer.

Statement of Sri K Mahalinga Bhat son of K Shanker Bhat of Vittal Padnur village

I have taken on chalgeni an arecanut garden* measuring 1.20 acres situate at Kenila in Vittal Padnur village. I pay an annual rent of 2 candies of arecanut (Biligotu). It is a second class garden with sufficient water & facilities. The average yield is 2½ candies of arecanuts. Because it is in the midst of my other gardens, I have taken it on lease. I don't derive any real benefit from the lease. The trees are about 25 to 50 years old

Sd/- Mahalinga Bhat

Read over to the deponent and admitted by him to be correct after it was interpreted to him.

Sd/- B. N.Hegde.
Dated: 16-11-1954.
Revenue Divisional Officer.

/True copy/

17.11.54

Revenue Divisional Officer.

Note:

R.S.No.57/11	0.36	acre
57/17	0.43	"
225/3	0.35	"
	1.12	"

Statement of Sri Panjigudde Ishwara Bhatta son of P. Govinda Bhat, Vittal Padnur village.

My father Govinda Bhat owns 57 cents of arecanut garden in R.S.No.243/3 of Vittal padnur village. It was leased out in 1949 for 12 maunds of arecanuts. The understanding between us and our tenant is that he should pay one maund in excess of the previous year's rent until the rent goes up to 1 candy. There are about 150 bearing trees whose age may range from 10 to 50 years. The average yield for the last four years will be about 18 maunds.

Sd/. P. Ishwara Bhat.

Read over to the depondenent and admitted by him to be correct.

Sd/- B.N.Hegde.
Dated: 16-11-'54.
Revenue Divisional Officer

/True copy/

17.11.54

Revenue Divisional Officer.

Statement of Sri Mala Mahalinga Bhat S/O Govinda Bhat of Mala in Vittal Padnur village.

We have got an arecanut garden measuring about 1 acre at Panjigudde in Vittalpadnur village. It has been leased out for the current year to one Idine Beari. The rent is 2 candies of arecanut (biligotu). The trees are 20 to 50 years old. It is a second class garden with good soil but not adequate water facility and proper protection from the sun. The average yield is about 3 candies. We have got about 6 acres of similar arecanut cultivation as home farm ~~for us~~. On an average we get an income of about nine candies of arecanut.

Sd/- Mala Mahalinga Bhat.

Read over to the deponent and admitted by him to be correct.

Sd/- B. N. Hegde.
Dated: 16-11-1954

Revenue Divisional Officer.

/True copy/

17.11.54

Revenue Divisional Officer.

Note:

R.S.No.84/10 1.05 acres.

Statement of Sri ~~Mukx~~ Maji Venkatramana Bhat son of Rama Bhat of Vittal Padnur village

I own about an acre of arecanut of garden at Diwana* of Vittal Padnur village. It has been leased out on Chalgeni lease for 2 candies and 2 maunds of arecanut (biligotu) The trees are about 30 years old, have adequate facilities of all kinds and are in the best yielding condition. The entire rent has not been realised in recent ~~xxxx~~ years. The average yield will be about 2½ candies.

* Note:

R.S.No. 19/2 (Portion) 0.50 acre. Sd/M.Venkatramana Bhat.
19/7B 0.35
0.85 acre.

Read over to the deponent and admitted by him to be correct

Sd/- B. N. Hegde.
Dated: 16-11-'54.
Revenue Divisional Officer.

/True copy/

17-11-82

Revenue Divisional Officer.

UGR/-

Statement of Sri Venkatayacharya son of Ramanna Achar of Vittal Padnur village.

I have got an areca garden measuring about 2 acres* which has been given on term lease to one Govinda Bhat for an annual rental of 1½ candies. The term is 60 years. The trees in the garden will be from 20 to 60 years old. The older trees will be few The majority of the trees will be from 20 to 40 years old The average yield is about 3½ candies.

* Note:
R.S.No.186/1 2.06 acres.

Sd/- Venkatracharya

Read over to the deponent interpreted in Kannada and admitted by him to be correct.

Sd/- B. N.Hegde.
Dated: 16-11-'54.
Revenue Divisional Officer.

/True copy/

17.11.54

Revenue Divisional Officer.

65

Statement of Sri Saravu Ishwara Bhat son of Narayana Bhat of Vittal Padnur village.

I have taken on lease about half an acre of areca garden on a rent of 22 maunds per year. Actually I pay only 21 maunds. The trees are from 20 to 50 years old. The majority of the trees are about 25 years old. Because this garden is in the midst of my other gardens, I have taken it up on lease. I don't derive any substantial profit from it.. The garden belongs to Kukke Subbanna Bhat of Kolnad village.

Note:

R.S.No.24/10.
registered as Wet I 0.49 acre.

Sd/- Ishwara Bhatt.

Read over to the dependent and admitted by him to be correct after it was interpreted in Kannada.

Sd/- B. N. Hegde.
Dated: 16-11-1954.
Revenue Divisional Officer.

/True copy/

17.11.54

Revenue Divisional Officer.

Statement of Maji Gudda Sapalya S/O Thimmaya Sapalya of Veerakamba village

I have taken an arecanut garden*from Nooilbail House on lease about 10 years ago. The lease is chalgeni and is being renewed from year to year. I have to pay 7 candies of arecanut as rent. I cannot give the S.No. and other particulars of the garden. The trees are 25 to 40 years old. It has proper facilities and is well protected from sun. The average yield ranges from eight to 10 candies.

L.H.T.I. of Gudda Sapalya.

Note

R.S.No.166/4 4.76 acres. Includes tanks and channel and bunds over about 76 cents.

Read over to the dependent, interpreted in Tulu and admitted by him to be correct

Sd/- B. N.Hegde.
Dated: 16-11-1954.
Revenue Divisional Officer.

/True copy/

Revenue Divisional Officer.

Statement of SriA. G. Thirumaleshwar Bhat son of Sri Alangar Govinda Bhat of Vittal Kasba village.

I am the owner or arecanut garden comprised in R.S.No.79/1A of Veerakamba village measuring 5.18* acres. It was granted on term lease in the year 1943 on an annual rent of 5 candies of ~~xx~~ arecanut (Biligot). It is a second class garden land with insuffi cient water during the hight of summer and suffers from want of proper protection from the sun.* It is an old garden in good condition. The areca palms will be 20 to 50 years old. The average yield will be 10 candies for year. Deducting the area of the tanks, bunds etc., ~~Th~~ the extent of the garden will be about five ~~xxxxx~~ acres. There is no variation of rent between 1952 ~~xx~~ and now. The areca palms in this area start bearing at seven years. They give the normal yield from 10 to 30 years. The yield diminishes thereafter progressively.

Note:
* ~~Includes~~ Includes tanks, bunds, bathshed, covering an extent of about 0.80 acres.

Sd/- A. G. T. Bhat.
Dated: 16-11-1954.

Read over to the deponent and admitted by him to be correct.

~~Notary~~

Sd/- B.N.Hegde.
Dated: 16-11-1954.
Revenue Divisional Officer.

/True copy/

17.11.54

Revenue Divisional Officer.

Sta-tement of Sri K Venkappaya landholder Urimajalu, Idkidu village, Puttur Taluk,

I own arecanut gardens in Idkidu and Alike villages of Puttur Taluk. The gardens in Idkidu are under our direct cultivation R.S.Nos. 33/2 and 3 of Alike comprising an area 3.49 acres has been leased out to tenants. Out of the above extent about 49 cents are covered by tanks, channel house etc. The net extent of the garden is about 3 acres. The rent is 6 candies of husked arecanuts (biligotu The present lessee is Subraya Upadyaya son of Malinga Upadyaya. The tenant has got paddy fields and cocoanut trees with an annual yield of 20 muras of rice and 1500 cocoanuts. No separate rent is payable in respect of the paddy fields and cocoanut trees. The tenant has to pay the assessment of the entire property aggregating to about Rs.70/-. The present rate of rent is being paid since 1930. The above garden is second class garden without adequate water facilities. The average yield of the above garden for the last five years is about 5 candies of arecanut per year. In this area the average yield per acre in a first class areca garden with proper water facilities is 3 candies of arecanut and the rent is 2 candies. The best yield from an areca tree is derived between 10 to 25 years. The palms start bearing when they are from 8 to 10 years old. They continue to bear for about 60 years. In my Alike garden the trees are from 20 to 60 years old.

Sd/- K. Venkappayya

Read over to the depondent and admitted by him to be correct

Sd/- B. N. Hegde.
Dated: 16-11-1954.
Revenue Divisional Officer

/True copy/

17.11

Revenue Divisional Officer

JGR/-

ತಾಲೂಕಾ ನಂಬ್ರ 161 ನೇ Vuttal ಗಾ೧ಮದ ಸರ್ವೆ ಮತ್ತು ಸೆಟ್ಲ್‌ಮೆಂಟ್ ರಿಜಿಸ್ಟ್ರಿ ನೇ ಫಟ್ಟಿ 3

(ಸರ್ವೆ ನಂಬ್ರ) (1)	ಪೋಟ ನಂಬ್ರ (2)	ಹಳ್ಳ ನಾಲೆ ಕೆರೆ (3)	ಸರ್ವೆ ನಂಬ್ರ (ಸ. I = ಸ. II = 2 ಸ. III = 3 ಸರ್ವೆ ನಂಬ್ರ, ಸ. IV ನಂಬ್ರ) ಹಿಸ್ಸಾ ನಂಬ್ರ (ಪೋಟ ನಂಬ್ರ), ಸ್ಥಳದ (ಪೇಟೆ, ಹಳ್ಳಿ) ಹೆಸರು, ಹೊಲಿಸರುವ ಪೋಟ ನಂಬ್ರ (ಪೋ. ನಂ.), ಪೋಟದ ಪೈರಾಯಿಷಿ (ಪೈ.) (4)	ಒಂದು ಪಟ್ಟಿ (1) - ಪೋಟ ಎರಡನೆ ಪಟ್ಟಿ (2) (5)	ಪೋಟದ ಸರಾಸರಿ ಕಂದಾಯ (6)	ತರಂ (7)	ಎಕ್ರೆ ಗುಂಟೆ (8)	ಎಫ್.ಟಿ.ಎಲ್. (9)	ಟಿ.ಟಿ.ಎಲ್. (10)	ಪಟ್ಟೆದಾರನ ನಂಬ್ರ - ಪ - ಹೆಸರು. (11)	ಪಟ್ಟೆದಾರನಿಂದ ವಿಸ್ತರಿಸಿದ ಅವನ ಹೆಸರು. (12)	ಷರಾ. (13)
							ರೂ. ಆ. ಪೈ.	ಸೆ.	ರೂ. ಆ.			
65	7		ಖ ಜಿಲ್ಲ		7 3	6	3 6 .	35	1 3	84	ಲಕ್ಷ್ಮಿ ನಾಥ ಪ ವಸ್ತ್ರಿ ಕ	
	8		ಖ ಜಿಲ್ಲ		8 4	6	3 6 .	39	1 5	84	— ಡಿ —	
	9B		ಖ ಕಿಂ೦		7-1	1	9 . .	25	2 4	84	— ಡಿ —	
	12		ಖ ಕಿಂ೦		7-1	1	9 . .	26	2 5	84	— ಡಿ —	
72	7B		ಖ ಕಿಂ೦		7 2	4	5 10 2	83	15 15	54	ಲಕ್ಷ್ಮಿ ನಾ ಪ ಸ್	
74	1A		ನ II ಕಿಂ೦		7-2	3	5 10 .	27	1 8	54	— ಡಿ —	

P.T.O.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8) ರೂ.	ಆ.	ಎ.	ಸೆ.	(9) ರೂ.	ಆ.	(10)	(11)	(12)
574	1B		ನಿ ತರ		7-1	1	9	-	2	08	18	12	5½	ಉಳಿದಿದೆ	
599	2A		ದಿ ತರ	2	7-3	3	7	1	2	08	14	11	15	ರಂಪಮಣ್ಣ	
	2B		ನಿ ತರ		7-3	6	3	6	4	67	15	12	15	—	

ಅನುಜ್ಞೆಗಳು.—ಸೆಜ್ಜು ಮೊಂಟ ಡಿಗ್ಗೊಟ ಆಜಾಪೆ ಇಂಜ್ಞೀಪ್ ಪ್ರದೇಶಭಾವೆ ರಿಜಿಸ್ಟ್ರಿ ಮತ್ತು ವೃತ್ತಾಂತವು ಕಾಯಂರಿ A ರಿಜಿಸ್ಟ್ರಿಗೆ ಅಧಾಳಿಸಿದೆ. ಭಾವೆ ಬಂದಿ ಸಂತರ ಪಟ್ಟು ಮೇಲೆ ಕೊಡೋಣಾದ ಖಾಲಿ ಸ್ಥಳಗಳು ಮುಂತಾದ ಕಾಯಂ ಸ್ವಭಾವದ ಎಲ್ಲಾ ತಬ್ದೀಲುಗಳನ್ನು ಸೆಂಕ್ಷನ್ ಮಾಡಿದ ಹುಕುಮಿನ ಸಂಖ್ಯೆ - ಪ - ಕಾರೀಕು ನಿಶಿಂ ಷರಾ ಕಲಮಿನಲ್ಲಿ ಜಾಸ್ತಿ ಕಾಲೀಕು ವರೇಗೆ ದಾಖಲು ಮಾಡತಕ್ಕದ್ದು. ರೆವಿನ್ಯೂ ಮಾತುಗಳ ಬದಲಿಗೆ ಸಂಜ್ಞಾಕ್ಷರಗಳನ್ನು ಉಪಯೋಗಿಸಬಹುದು. ಉದಾಹರಣೆ—ಪ್ರಂಜಕ್ಕೆ "ಪ್ರ." ನಂಜಕ್ಕೆ "ನ." ಪೊರಂಬೋಕಿಗೆ "ಪೊ." ಮತ್ತು ಬಾಗಾಯ್ತಿಗೆ "ಬಾ."

ಷರಾ ಕಲಮಿನಲ್ಲಿ ಪೊರಂಬೋಕಿನ ವಿವರಣೆಯನ್ನು ಕಾಣಿಸತಕ್ಕದ್ದು. ದೃಷ್ಟಾಂತ, ದೇವಸ್ಥಾನ, ತೋಡು ಹೊಲವು, ಕುಮ್ರಿ - ಯಾ - ಳಿಕ್ಕೆಯಾ ಸ್ಥಳಗಳೇ ವಿಶೇಷ ದರಗಳಲ್ಲಿ ತೀರ್ವೆ ಹೊರಿಸಲ್ಪಟ್ಟ ಇತರ ವರಡ ಭೂಮಿಯೋ ಎಂಬದನ್ನು ಕಾಣಿಸತಕ್ಕದ್ದು.

ದಕ್ಷಿಣ ಕನ್ನಡ ಜಿಲ್ಲೆಯ ಸುಳ್ಯ ತಾಲೂಕು ನೆಲ್ಲೂರು ಕೆಮ್ರಾಜೆ ಗ್ರಾಮದ ಸರ್ವೆ ಮತ್ತು ಸೆಟ್ಲ್‌ಮೆಂಟ್ ರಿಜಿಸ್ಟ್ರಿ

ನೇ ಫಸ್ಲಿ ಬುಕ್ 57

'03

(1) ಸರ್ವೆ ನಂಬರ್.	(2) ಸಬ್ ಡಿವಿಜನ್.	(3) ಹಳ್ಳ ಪಾರ್ಟ್ ಹಾಫ್ ಅಥವಾ ಪಿ ನಂಬರ್.	(4) ನಂಜೆ (ನೆ. I = 1 ನೇ ಕಾಣ್ಯ ನಂಜೆ, II = 2 ನೇ ಕಾಣ್ಯ ನಂಜೆ, III = 3 ನೇ ಕಾಣ್ಯ ನಂಜೆ), ಪಾಗಾಣ ತಾ (ಪಾ.), ಪುಂಜ (ಪುಂ.), ತೀರ್ವೆ ಹೊರಿಸಿದ್ದು (ತೀ.), ಹೊರಿಸಿದ್ದು - ರದ್ದು - ಶೇರಂಬಿಟ್ಟಿಕ್ಕು (ಶೇಂ).	(5) ಒಂದು ಬೆಳೆ (1) - ರದ್ದು ಎರಡು ಬೆಳೆ (2).	(6) ಮಂಜಿಲ್ಲಿನ ಕಾಣ್ಯ ಮತ್ತು ತೆರಿ.	(7) ತೆರಿಂ	(8) ಎಕ್ರೆ 1 ರ ಪರ.	(9) ಪಿಸ್ಕೃಡಿಗ್ರಿ.	(10) ತೀರ್ವೆ.	(11) ಪೈಕ್ಕಾಷ್ಟಾದಾರನ ನಂಬ್ರ - ಹೆಸರು.	(12) ಪೈಕ್ಕಾಷ್ಟಗೇಣಿದಾರ ಅಥವಾ ನಿಜ್ಜರಿ ಅವನ ಹೆಸರು.	(13) ಪರಂ.
						ರೂ. ಪೈ.	ಎ. ಸೆ.	ರೂ. ಪೈ.			
38	3		ನೆ ತೀ ಂ		7-1	1	9 -	2 68	24 2 47	ತಿರುಮಲೇಶ್ವರ ಭಟ್ಟರ ಕನ್ನಡ ವಗೈರೆ.	

[P.T.O.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
							ರೂ. ಜ.	ಎ. ಸೆ.	ರೂ. ಆ.			

ಅನುಜ್ಞೆಗಳು.—ಸೆಟ್ಲ್‌ಮೆಂಟು ಡಿಗ್ಲೊಜ ಯಾನೆ ಇಂಗ್ಲೀಷ್ ಪ್ರದೇಶಭಾಷೆ ರಿಜಿಸ್ಟ್ರಿ ಮತ್ತು ವೃತ್ತಾಂತವು ಕಾಯಂ A ರಿಜಿಸ್ಟ್ರಿಗೆ ಆಧಾರವಾಗಿದೆ. ಭೂಮಿ ಬಂದಿ ನಂತರ ಪಟ್ಟಿ ಮೇಲೆ ಕೊಡೋಣಾದ ಖಾಲಿ ಸ್ಥಳಗಳು ಮುಂತಾದ ಕಾಯಂ ಸ್ವಭಾವದ ಎಲ್ಲಾ ತಬ್ದೀಲುಗಳನ್ನು ಸೆಂಕ್ಷನ್ ಮಾಡಿದ ಹುಕುಮಿನ ನಂಬ್ರ - ವ - ತಾರೀಕು ನಿಶಿ ಪರಾ ಕಲಮಿನಲ್ಲಿ ಜಾಸ್ತಿ ತಾರೀಕು ವರೇಗೆ ದಾಖಲು ಮಾಡತಕ್ಕದ್ದು. ರೆವಿನ್ಯೂ ಮಾತ್ರುಗಳ ಬದಲಿಗೆ ಸಂಜ್ಞಾಕ್ಷರಗಳನ್ನು ಉಪಯೋಗಿಸಬಹುದು. ಉದಾಹರಣೆ—ಪ್ರಂಜಕ್ಕೆ "ಪ್ರ." ನಂಜಕ್ಕೆ "ನ." ಪೊರಂಬೋಕಿಗೆ "ಪೊ." ಮತ್ತು ಬಾಗ್ವಾತಿಗೆ "ಬಾ."

ಪರಾ ಕಲಮಿನಲ್ಲಿ ಪೊರಂಬೋಕಿನ ವಿವರಣೆಯನ್ನು ಕಾಣಿಸತಕ್ಕದ್ದು. ದೃಷ್ಟಾಂತ, ದೇವಸ್ಥಾನ, ತೋಡು ಹೊಲವು, ಕುಮ್ರಿ - ಯಾ - ಕಟ್ಟೋಣಾ ಸ್ಥಳವೋ, ವಿಶೇಷ ದರಗಳಲ್ಲಿ ತೀರ್ಪೆ ಹೊರಿಸಲ್ಪಟ್ಟ ಇತರ ಜರದ ಭೂಮಿಯೋ ಎಂಬಂತನ್ನು ಕಾಣಿಸತಕ್ಕದ್ದು.

R.P. III-C—1-39,000—1-2-[illegible]

ಚಿಕ್ಕಬಳ್ಳಾಪುರ ಜಿಲ್ಲೆಯ ಶಿಡ್ಲಘಟ್ಟ ತಾಲೂಕು ಸಂಖ್ಯೆ 162 ನೇ ಹಿಪ್ಪರ್ಗಿ ಗ್ರಾಮದ ಸರ್ವೆ ಪಾರ್ಸ್ಟ್ ಸೆಟ್ಲ್‌ಮೆಂಟ್ ರಿಜಿಸ್ಟರ್

(1) ಸರ್ವೆ ನಂಬರ್.	(2) ಸರ್ವೆ ನಂಬರ್ ವಿಸ್ತೀರ್ಣ.	(3) ಹಳೆ ಸರ್ವೆ ನಂಬರ್ ವಿಸ್ತೀರ್ಣ ಠ ನಂಬರ್.	(4) ಸರ್ವೆ ನಂಬರ್ ಮತ್ತು ಹಿಸ್ಸಾ ನಂಬರ್ (ನ. I = 1 ನೇ ಕಾಲಂ, ನ. II = 2 ನೇ ಕಾಲಂ, ನ. III = 3 ನೇ ಕಾಲಂ); ಜಾಗಾ ಹೆಸರು (ಬಾ.), ಗ್ರಾಮದ ಹೆಸರು (ಹಳ್ಳಿ), ತೀರ್ವೆ ಹೊರಗಿನದು (ಹೊ.), ಹೊರಗಿನದು - ದರ್ಜೆ - ಹೆಸರಾಂತಿಕೆಯ (ಶ್ರೇ).	(5) ಒಂದು ಬೆಳೆ (1) - ದರ್ಜೆ - ಎರಡು ಬೆಳೆ (2).	(6) ಮಣ್ಣಿನ ಕಾಲಂ ಪತ್ರಾ ಶರ.	(7) ಪ್ರದೇಶ	(8) ಎಕ್ರೆ	ಗು.	ಗು.	(9) ಮಿಶ್ರಣ	(10) ತೀರ್ವೆ.	ರೂ.	ಪೈ.	(11) ಪಟ್ಟಾದಾರನ ಸಂಖ್ಯೆ - ಮತ್ತು ಹೆಸರು.	(12) ಪಟ್ಟಾ ಬಗೈಸಿದಾಗ ಅವನ ಹೆಸರು.	(13) ಷರಾ.
19	2	6-9	ಪಿ ಕೆರೆ ಠ	2	7-1	1	ರೂ. 9	14	1	49	14	11	95 ಮಾಲಿಕ ಮೇಲಿಂಕಪ್ಪ ಮಾಲಿಕ ನಂಜಪ್ಪ		(ತೆಗೆದು 0-50)
	TB	6-4	ಎ. ಕೆರೆ ಠ.	-	7-2	3	6	12	.	35	2	6	155 ಮಾಲಿಕ ಮೇಲಿಂಕಪ್ಪ ಮಾಲಿಕ ನಂಜಪ್ಪ		— ಇಳಿಕೆಯು.
ಕೆ	1	26-1	ಎ. ಕೆರೆ ಠ.	-	7-2	3	6	12	4	48	3.0	4	476 ಮಾಲಿಕ ಮೇಲಿಂಕಪ್ಪ ಮಾಲಿಕ ನಂಜಪ್ಪ		ಇಳಿಕೆ
	2	170	ಎ. ಕೆರೆ ಠ.	-	7-4		6	10		31	1	6			
+6	1	26-2	ಎ. ಕೆರೆ ಠ	-	7-1	1	9	-	1	74	15	11	7.50 ಮಾಲಿಕ ಮೇಲಿಂಕಪ್ಪ ಮಾಲಿಕ ನಂಜಪ್ಪ		ಇಳಿಕೆ

(ಮೇಲಿಂಕಪ್ಪ ಮಾಲಿಕ ನಂಜಪ್ಪ ಮಾಲಿಕ ನಂಜಪ್ಪ)

[P.T.O.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)			(9)	(10)			(11)	(12)
							ರೂ.	ಆ.	ಎ.	ಸೆ.	ರೂ.	ಆ.			
84	10	14-2	ಮಿ. ಗಳಿ೦	—	7-1	1	9	—	1	05	9	4	6		
24	10	7-32	ನ-ಗಳಿ೦	—	7-1	1	9	14	0	49	4	13	96		
186	1	21-3	ಮಿ. ಗಳಿ೦	—	7-2	2	7	14	2	06	16	4			
57	11	32-5/16	ಮಿ. ಗಳಿ೦	—	7-1	1	9	—	—	34	3	1	106		
	17	31-58	ಪ-ಗಳಿ೦	2	7-1	1	7	14	—	43	4	4	106		
225	3	31-40	ಮಿ. ಗಳಿ೦	—	7-1	2	7	14	—	35	2	12	100		
243	3	38-13	ಮಿ. ಗಳಿ೦	—	7-2	6	3	6	1	57	1	15	21		

ಅನುಜ್ಞೆಗಳು.—ಸೆಟ್ಲ್‌ಮೆಂಟ ಡಿಗ್ಲೊಬ ಆಜಾಪೆ ಇಂಡ್ಲೀಪ್ ಪ್ರದೇಪಭಾಷೆ ರಿಜಿಸ್ಟ್ರಾ ಮತ್ತು ಪೃಷ್ಠಾಂತವು ಕಾಯಂ A ರಿಜಿಸ್ಟ್ರಾಗೆ ಆಧಾರವಾಗಿದೆ. ಭೂಮಾ ಬಂದಿ ನಂತರ ಪಹ್ಯ ಮೇಲೆ ಕೊಡೋಣಾದ ಖಾಲಿ ಸ್ಥಳಗಳು ಮುಂತಾದ ಕಾಯಂ ಸ್ವಭಾವದ ಎಲ್ಲಾ ತಬ್ದೀಲುಗಳನ್ನು ಸೆಂಕ್ಷನ್ ಮಾಡಿದ ಹುಕುಮಿನ ನಂಬ್ರ - ಪ - ತಾರೀಕು ನಿಶಿ ಪರಾ ಕಲಮಿನಲ್ಲಿ ಜಾಸ್ತಿ ತಾರೀಕು ವರೆಗೆ ದಾಖಲು ಮಾಡತಕ್ಕದ್ದು. ರೆವಿನ್ಯೂ ಮಾತುಗಳ ಬದಲಿಗೆ ಸಂಜ್ಞಾಕ್ಷರಗಳನ್ನು ಉಪಯೋಗಿಸಬಹುದು. ಉದಾಹರಣೆ—ಪುಂಜಕ್ಕೆ "ಪು." ನಂಜಕ್ಕೆ "ನ." ಪೊರಂಬೋಕೆಗೆ "ಪೊ." ಮತ್ತು ಬಾಗ್ವಾತಿಗೆ "ಬಾ."

ಪರಾ ಕಲಮಿನಲ್ಲಿ ಪೊರಂಬೋಕೆನ ವಿವರಣೆಯನ್ನು ಕಾಣಿಸತಕ್ಕದ್ದು. ದೃಷ್ಟಾಂತ, ದೇವಸ್ಥಾನ, ತೋಡು, ಹೊಲಪು, ಕುಮ್ರಿ ಆಟ - ಪಟ್ಟೊ ಸ್ಥಳಗಳೋ, ವಿಶೇಷ ದರಗಳಲ್ಲಿ ತೀರ್ವೆ ಹೊರಿಸಲ್ಪಟ್ಟ ಇತರ ವರದ ಭೂಮಿಯೋ ಎಂಬದನ್ನು ಕಾಣಿಸತಕ್ಕದ್ದು.

ದಕ್ಷಿಣ ಕನ್ನಡ ಜಿಲ್ಲೆಯ ಕೈಕಂಬ ತಾಲೂಕು ಸಂಖ್ಯೆ 55 ನೇ ವಿಠಲಪದವು ಗ್ರಾಮದ ಸರ್ವೇ ನಂಬರು ಸೆಟ್ಲ್‌ಮೆಂಟ್ ರಿಜಿಸ್ಟರ್ ನೇ ಪುಸ್ತಕ ಬಿ

(1) ಸರ್ವೇ ನಂಬರು.	(2) ಉಪವಿಭಾಗದ ನಂಬರು.	(3) ಹಳ್ಳಿ ವರ್ಗ ಮತ್ತು ಸಂಖ್ಯೆ.	(4) ಸಂಖ್ಯೆ (ನ. I = 1 ನೇ ಕಾಲಂ ನಂಬರು, ನ. II = 2 ನೇ ಕಾಲಂ ನಂಬರು, ನ. III = 3 ನೇ ಕಾಲಂ ನಂಬರು), ಜಾತಿಗಳು ಮತ್ತು (ಬಾ.), ಪಂಜ (ಪಂ.), ತೀರ್ವೆ ಹೊರಿಸಿದ್ದು (ತೀ.), ಹೊರಿಸದ್ದು - ಪರಾ - ಪೈಕಂಬಿಕೆಗಳು (ಪೈ).	(5) ಒಂದು ಪಟ್ಟಿ (1) - ಪರಾ - ಎರಡು ಪಟ್ಟಿ (2).	(6) ಮಾಡಿದ ಕಾಲಂ ಸಂಖ್ಯೆ.	(7) ಶ್ರೇಣಿ	(8) ಎಕ್ರೆ 1 ರ ಪದ. ರೂ.	ಅ.	(9) ಎ.	ಸೆ.	(10) ರೂ.	ಅ.	(11) ಪಟ್ಟಾದಾರನ ನಂಬರು - ನ - ಹೆಸರು.	(12) ಪೂರ್ವಜಗೇಡಿದಾಗ ನಿಷ್ಠರ ಅವನ ಹೆಸರು.	(13) ಷರಾ.
166	4	53 -	ಎ. ಕೆಸ್ಸ	1	7-1	1	9	-	4	76	42	13	76. ಎ ಕೃಷಿಕೆಲಸ ಸಾಗುವಳಿ ಮಾಡಿಕೊಳ್ಳುತ್ತಾ ಬಂದಿರುವುದಾಗಿ ಹೇಳಿಕೆ ಕೊಟ್ಟಿರುತ್ತಾನೆ.		ಸಾ-76
79	1A	26-1 25-24	ಎ. ೪೫೦	-	7-1	1	9	-	5	18	46	10	17. A. ಕೃಷಿಕೆಲಸ ಸಾಗುವಳಿ ಮಾಡಿಕೊಳ್ಳುತ್ತಾ ಬಂದಿರುವುದಾಗಿ ಹೇಳಿಕೆ ಕೊಟ್ಟಿರುತ್ತಾನೆ.		ಸಾ-80

[P.T.O.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)		(9)		(10)		(11)	(12)
							ರೂ.	ಆ.	ಎ.	ಸೆ.	ರೂ.	ಆ.		

* ಅನುಜ್ಞೆಗಳು.—ಸೆಜ್ಜಮೆಂಟ ಡಿಗ್ಗೂಟ ಯಾಕೆ ಇಂಸ್ಟ್ರೀಪ್ ಪ್ರದೇಶಭಾಷೆ ರಿಜಿಸ್ಟ್ರಿ ಮತ್ತು ವೃತ್ತಾಂತವು ಕಾಯಂ A ರಿಜಿಸ್ಟ್ರಿಗೆ ಆಧಾರನಾಗಿದೆ. ಭಮೂ ಬಂದಿ ನಂತರ ಪಹ್ಣಿ ಪೋಲೆ ಕೊಡೋಣಾದ ಖಾಲಿ ಸ್ಥಳಗಳು ಮುಂತಾದ ಕಾಯಂ ಸ್ವಭಾವದ ಎಲ್ಲಾ ತಬ್ದೀಲುಗಳನ್ನು ಸೆಂಕ್ಷನ್ ಮಾಡಿದ ಹುಕುಮಿನ ನಂಬ್ರ - ವ - ತಾರೀಕು ನಿಶಿ ಪರಾ ಕಲಮಿನಲ್ಲಿ ಜಾಸ್ತಿ ತಾರೀಕು ವರೆಗೆ ದಾಖಲು ಮಾಡತಕ್ಕದ್ದು. ರೆವಿನ್ಯೂ ಮಾತುಗಳ ಬದಲಿಗೆ ಸಂಜ್ಞಾಕ್ಷರಗಳನ್ನು ಉಪಯೋಗಿಸಬಹುದು. ಉದಾಹರಣೆ—ಪ್ರುಂಜಕ್ಕೆ "ಪ್ರ." ನಂಜಕ್ಕೆ "ನ." ಪೊರಂಬೋಕಿಗೆ "ಪೊ." ಮತ್ತು ಬಾಗ್ಯಾತಿಗೆ "ಬಾ."

ಪರಾ ಕಲಮಿನಲ್ಲಿ ಪೊರಂಬೋಕಿನ ವಿವರಣೆಯನ್ನು ಕಾಣಿಸತಕ್ಕದ್ದು. ದೃಷ್ಟಾಂತ, ದೇವಸ್ಥಾನ, ತೋಡು ಹೊಲವು, ಕುಮ್ರಿ - ಯಾ - ಕಟ್ಟೋಣ ಸ್ಥಳಗಳೋ, ವಿಶೇಷ ದರಗಳಲ್ಲಿ ತೀರ್ವೆ ಹೊರಿಸಲ್ಪಟ್ಟ ಇತರ ಪರದ ಭೂಮಿಯೋ ಎಂಬವನ್ನು ಕಾಣಿಸತಕ್ಕದ್ದು.

AGRI. (B. II) DEPT.

Issue at once
17/15/12

D.O.No.113033-B.II/54-4 d/ 15-12-54

)

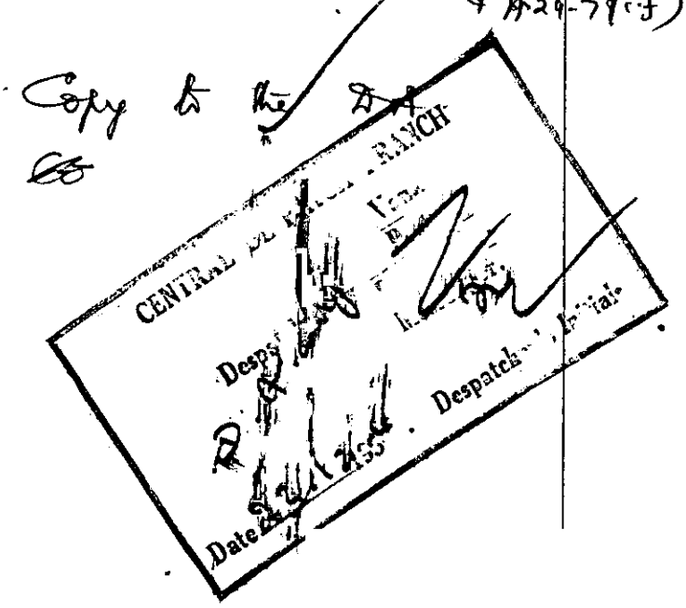
Sub: Agri. - I.C.A.R. -Scheme for the investigation on stem-breaking disease of arecanut in S.Kanara Dt. - Loss in running the scheme Investigation -Report on.

Ref: Your D.O.No.F.17-16/53-Com.I, dated 2-9-54.

With reference to your ~~observations in your~~ D.O.letter cited, I am to enclose copies of the reports of the D.A., Madras and the Collector of S.Kanara Dt. which are self-explanatory ~~for your perusal~~ and to suggest that in the circumstances reported by them, ~~I am to add that the loss is not due to neglect~~ by anyone.

Y.S.,

To Sri K.R.Damle, I.C.S.,
Addl.Secretary to the Govt. of India,
Ministry of Food & Agri.,
NEW DELHI. (with encl. copies of ₦₦9-18 & ₦₦29-79 (F))



(C. No. 113033 B II/58).

Agri - I.C.A.C. - Scheme for the investigations on stem breaking disease of arecanut in S. Kanara Dt. Loss in running the scheme due to payment of exorbitant rent - Investigation of.

G.O. Ms. 1800 Food and Agri dated 10-9-57.

G.O. Ms. 35 Food and Agri dated 9-1-58

From Sri K.R. Damle, I.C.S., D.O. No. F. 17-16/53-Com I dt. 2-9-57.

In G.O. Ms. 1800 FOA. dated 10-9-57 the Govt. sanctioned a scheme for the investigation of the stem-breaking disease of the arecanut palm in the West Coast at an estimated cost of Rs. 2,12,764 recurring and Rs. 1,01,500/- non-recurring for a period of 10 years with financial assistance from the I.C.A.C., Mundajee in S. Kanara Dt. was tentatively selected as the venue for the scheme. As the above site was a malarial place the D.A. was asked to suggest a more suitable site. The Collector of S. Kanara, the D.A.O. and the D.A. suggested that Perdal Village in Kasargod Taluk may be selected as an alternative site. Subsequently the D.A. selected a garden of 5 acres in extent belonging to one Sri Ravivarma Krishna Rajah of Vittal (Puttur Taluk) as the venue for the scheme and proposed that the garden may be taken on lease for a period of ten years, to which the owner is agreeable, at a cost of Rs. 86,060/- for 10 years with the option to renew the lease at the end of 10 years period. The crops of coconuts and arecanuts is to be used for paying the rent and if there is any deficit, it

Extract of orders of D.I. on para 4 of Govt.

Here must be the original letter of the DA re the site. Ol. just then up. That the less amount but up do note

P. 16/4/58
N.M.
5.5.58

pp 1-2 ?

pp 11-13 (?)

Sol 19?

is to be paid for in cash. The site at Vittal was approved by Govt as it resulted in a saving of Rs. 44,928/-. The scheme started working from 1-8-52.

2. Sri K.R. Damle, I.C.S.,

President of the I.C.R.C. has now reported that it has since come to his notice that the Arecanut Research Station at Vittal is running at a loss of nearly Rs. 7,000/- per year due to the exorbitant rent payable to the owner of the garden - particularly when the garden contained only diseased palms. He has also stated that the above garden was deliberately selected for the purpose and has requested that the matter may be investigated and the responsibility fixed on the persons responsible for the neglect.

3. The site for the Arecanut Research Station was originally selected at Mundajee in S. Kanara dt. and it was abandoned as it was a malarial place. The alternate site at Perdal village in Kasargod taluk was also given up as it contained pepper vines. The Committee decided that the matter of selecting the site should be left to the Madras Govt who would be running the Scheme. On the recommendation of the D.A. the Govt selected Vittal as it was economical. The Committee has also agreed to the above site. The lease amount of the garden is Rs. 8,606 p.a. This Govt have

no information Rel. Re scheme is working at a loss. In Re circumstances it is for orders whether Re letter from Sri K.R. Damle, I.C.S., at p/cf may be communicated to Re D.A. and he may be asked to investigate the matter and submit his report to Govt.

2. Subject to orders Re drafts below are for approval.

12/9/54 12.9.54

15

D S

S (on leave)

20/9/54

(Issued as D.O. No: 113033-BII/54-1 dated 15--9--1954)

(From the D.A. D.O. No: D.2. 1669/54 dated 1--10--1954)

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In his D.O. letter at p. 1 c.f. Sri K.R. Damle, I.C.S. President of the I.C.A.C. has pointed out that the Arecanut Research Station at Vittal is running at a loss of nearly Rs. 7,000 per year due to the exhorbitant rent payable to the owner of the garden particularly when the garden contained only diseased palms and that the above garden was deliberately selected for the purpose. He has requested that the matter may be investigated and the responsibility fixed on the

p.t.o.

persons responsible for the neglect

2. The remarks of the D.A. will be found at pp. 9-18 c.f. He has remarked as follows:-

(i) The site for the Arecanut Research Station was originally selected at Mundaje in South Kanara district and it was abandoned as it was a malarial place. The Collector of South Kanara, the D.A.O., and the Director of Agriculture suggested Perdal Village in Kasargod taluk as an alternative Site, but it was also given up as it contained pepper vines. The I.C.A.C. decided that the matter of selecting the site should be left to the Madras Govt. who would be running the Scheme. The then D.A. (Sri R.M. Sundaram) after making a personal inspection selected the present station at Vittal belonging to Sri Ravivarmakrishna Raja and observed that no other garden was best suited for the purpose, since it contained all facilities and that no garden owner was willing to sell his garden. He therefore requested that the lands at Vittal ~~may~~ might be taken on lease for the period of ten years at a cost of Rs. 86,060/- with the option to renew the ~~base~~ lease. The site at Vittal was approved by Govt. as it satisfied the conditions stipulated by the Committee in the selection of a Centre and also because it resulted in a net saving of Rs. 44,928/-. The Committee was also informed of the change in the venue of the Scheme.

(ii) The terms of lease include inter alia:

(a) Payment in kind (2½ candies of areca per acre per annum and 15 nuts per tree p.a.) and any deficit to be paid in cash.

(b) the termination of the lease on serving a 30 clear days previous notice; and

(c) ~~that~~ the lessor can claim no compensation for deterioration or damage caused to the areca and other trees due to experiments done. The

The Director of Agriculture has stated that the rent of 2½ candies per acre cannot be considered exhorbitant since the rates in the locality ranges from 2 to 2½ candies per acre per annum and that condition (c) above is an unusual condition which no grower will generally accept.

3. On the economics of running the Station, it is reported that it was originally estimated that the garden would yield 3 candies of arecanut per acre leaving a profit of ½ candy after payment of rent and also an yield of 20 coconuts per tree, leaving a revenue of 5 nuts per tree. But the yield of arecanut fell below expectation due to the reduction in the number of trees owing to the stem-breaking wilt and other disease factors and also due to adverse summer conditions in 1952 which led to the shedding of buttons and tender nuts. The total cost on account of the Scheme from 1.8.52 to 31.3.54 is Rs. 22,226--9--11 against a receipt of Rs. 16,251--4--6. The Director of Agriculture has stated that in the first two years the expenditure was high owing to organisation and layouts although it was kept below the sanctioned estimates. For the future the D.A. stated that it is possible to put down the expenditure.

4. The D.A. has reported that it is a well known fact that the Station is not a profitable proposition. The I.C.A.C. is separately considering a proposal to start a Central Arecanut Research Station at Kasargod. This Government have decided to merge the existing Station at Vittal with the proposed Central Research Station. This Government have also agreed to bear Rs. 62,500/- towards 50% of the cost of lands for the Central Station plus Rs. 5,000 towards the construction of a culvert to connect the two stations. Proposals for acquiring the lands for the

p.t.o.

for the new station are pending with the Collector of South Kanara and ~~whether~~ When the Central Station starts functioning, this Government would be relieved of all financial responsibility ~~over~~ the stem breaking disease scheme.

5. In view of the high rent that is being paid to the Vittal Station, the Director of Agriculture has reported that in June 1954 the Committee enquired of him whether it would be possible either to acquire the existing garden or to persuade the owner to enter into a new agreement with reduction in the rate of rent. The Director of Agriculture ~~has~~ replied to the Committee that it was outside the purview of the agreement to ask the ~~xx~~ owner for any reduction at this stage, that it was always open to the Govt. to terminate the lease on 30 days notice and that the Committee ~~might~~, if necessary, enter into fresh negotiations with the lessor directly. He has therefore stated that the Committee was fully apprised of all aspects of the matter regarding the Scheme from time to time.

6. The D-A. has also stated that it is only the State Govt. that is paying the rent and the Committee is not concerned directly with this except in so far as the income from the Scheme is concerned. The Director of Agriculture has finally stated that for the reasons stated by him the question of fixing responsibility does not arise in so far as the selection of the site or in fixing of the terms of lease is concerned. He has concluded by saying that the Committee may either acquire the garden outright or shift the venue in order to tide over the difficulty of running the Station on uneconomic lines.

It may be mentioned that ~~the~~ if the Government had continued with the Centre at Mundaje, it would have only resulted in an additional expenditure of Rs. 44,928 ~~by~~ Govt. besides the place being

p.t.o.

malarial. The Centre at Vittal has resulted only in a loss of Rs, 7,000/- p.a. even excluding the D.A. and the D.A. hopes that the loss would be less in future years. As soon as the lands for the Central Arecanut Research Station are acquired, the Centre at Vittal would be merged with that Centrall Station. The State Government would no longer have any financial responsibility over the Scheme. The Central Research Station is likely to be established within a year.

8. In the circumstances reported by the D.A. it is for orders whether his remarks which are self explanatory of all the facts of the case will be forwarded to the Govt. Ministry of Food with ref. to its remarks, at p. 1 c.f.

20.10.54.

This note does not give a direct answer to the points raised in Sri Gowda's do? Is the rent exorbitant? Who fixed it? If there is any doubt about the reasonableness of the rent we must consult the Coll

Submitted.

It was agreed that the lease amount should be paid in kind (2½ candies of areca per acre per annuam and 15 nuts per tree). The D.A. has stated that the rent of 2½ candies per acre cannot be considered exorbitant since the rates in the locality

ranges from 2 to 2½ candies per acre per annuam and as the local conditions were abnormal in the area, the terms may be considered somewhat reasonable. The D.A. has reported that the garden at Vittal had to be necessarily selected as it was the only garden best suited for the Research station and that no other garden owners were prepared to sell the-ir lands except the Rajah who was prepared to lease his lands. The D.A. has fixed the lease amount and the Govt. have accepted it including other items of expenditure for the Research Station-vide notes and orders in circulation at p.p. 11--14 n.f. of G.O. Ms. 35 Food & Agrn. dated 9-1-52. The D.A. has reported that the yield of arecanut fell below expectations due to reduction in the number of trees owing to the stem-breaking wilt and other disease factors and also due to adverse summer conditions in 1952 which led to the shedding of buttons and tender nuts. He has also stated that in the first two years the expenditure was high owing to organisation and lay-outs although it was kept below the sanctioned estimates.

1A

For the future the D.A. hopes that it is possible to put down the expenditure. The Central Arecanut Research Station at Kasaragod will start functioning as soon as the lands for the Station are acquired. The Research Station at Vittal will then be merged with the Central Station and the State Govt. would no longer have any financial responsibility over the scheme. The lands for the Central Research Station are likely to be acquired within a year. Further if the Govt. desire to reduce the rent, it is doubtful whether the owner will be agreeable to it and if he does, fresh agreement will have to be entered with the

owner. Meanwhile the Central Station is expected to start functioning. In the circumstances above and in view of 'A' & 'B' above it does not ~~therefore~~ seem necessary to consult the Collector at this Stage as to whether the rent paid is exhorbitant or not.

For orders.

27/10

28.10

27.10.54

This letter that we consult the Collector further in view of the very strong letter from Daniel's like at B. on hand

29/10

A draft D.O. to Re Collector & a dt. is submitted below for approval.

29/10

1/11. 30.10.54

2.11.

1/11/54

[Issued as D.O.No.113033-B.II/54-3, d/3-11-54.]

[From the Collector, S.Kanara, No.26650/54-A5, dated 23-11-54.]

In his D.O.letter at p.1 c.f., Sri K.R.Danle, I.C.S., President of the I.C.A.C. ~~has~~ pointed out that the Arecanut Research Station at Vittal is running at a loss of nearly Rs. 7,000 per year due to the exorbitant rent payable to the owner of the garden particularly when the garden contained only diseased palms and that the above diseased garden was deliberately selected for the purpose. He has requeste that the matter may be investigated and the respon-

sibility fixed on the persons responsible for the neglect.

2. The remarks of the D.A. will be found at pp. 9-18 c.f. He has remarked as follows:-

(i) The site for the Arecanut Research Station was originally selected at Mundaje in South Kanara district and it was abandoned as it was a malarial place. The Collector of South Kanara, the D.A.O. and the Director of Agriculture suggested ~~p~~ Perdal village in Kasargod taluk as an alternative site, but it was also given up as it contained pepper vines. The I.C.A.C. decided that the matter of selecting the site should be left to the Madras Govt. who would be running the scheme. The then D.A. (Sri R.M.Sundaram) after making a personal inspection selected the present station at Vittal belonging to Sri Ravivarma-krishna Raja and observed that no other garden was best suited for the purpose, since it contained all facilities and that no garden owner was willing to sell his garden. He therefore requested that the lands at Vittal might be taken on lease for the period of ten years at a cost of Rs. 86,060/- with the option to renew the lease. The site at Vittal was approved by Govt. as it satisfied the conditions stipulated by the Committee in the selection of a Centre and also because it resulted in a net saving of Rs. 44,928/-. The Committee was also informed of the change in the venue of the Scheme.

(ii) The terms of lease include inter alia

(a) Payment in kind (2½ candies of areca per acre per annum and 15 nuts per tree p.a.) and any deficit to be paid in cash.

(b) the termination of the lease on serving a 30 clear days' previous notice; and

(c) the lessor can claim no compensation for deterioration or damage caused to the areca and other trees due to experiments done. The Director of

Agriculture has stated that the rent of 2½ candies per acre cannot be considered exorbitant, since the rates in the locality range from 2 to 2½ candies per acre per annum and that condition (c) above is an unusual condition which no grower will generally accept.

3. On the economics of running the Station, it is reported that it was originally estimated that the garden would yield 3 candies of arecanut per acre leaving a profit of ½ candy after payment of rent and also an yield of 20 coconuts per tree, leaving a revenue of 5 nuts per tree. But the yield of arecanut fell below the expectation due to the reduction in the number of trees owing to the stem-breaking wilt and other disease factors and also due to adverse summer conditions in 1952 which led to the shedding of buttons and tender nuts. The total cost on account of the Scheme from 1-8-52 to 31-3-54 is Rs. 22,226-9-11 against a receipt of Rs. 16,251-4-6. The Director of Agriculture has stated that in the first two years the expenditure was high owing to organisation and layouts although it was kept below the sanctioned estimates. For the future the D. A. stated that it is possible to put down the expenditure.

4. The D.A. has reported that it is a well-known fact that the Station is not a profitable proposition. The I.C.A.R. is separately considering a proposal to start a Central Arecanut Research Station at Kasargod. This Govt.have decided to merge the existing Station at Vittal with the proposed Central Research Station. This Govt. have also agreed to bear Rs.62,500/- towards 50% of the cost.of lands for the Central Station plus Rs. 5,000 towards the constructionof a culvert to connect the two stations. Proposals for

acquiring the lands for the new Station are pending with the Collector of South Kanara and when the Central Station starts functioning, this Govt. would be relieved of all financial responsibility in respect of the stem-breaking disease scheme.

5. In view of the high rent that is being paid to the Vittal Station, the Director of Agriculture has reported that in June 1954 the Committee enquired of him whether it would be possible either to acquire the existing garden or to persuade the owner to enter into a new agreement with reduction in the rate of rent. The Director of Agriculture replied to the Committee that it was outside the purview of the agreement to ask the owner for any reduction ~~at this state~~ in the middle of the Contract period of 10 years, that it was always open to the Govt. to terminate the lease on 30 days' notice and that the Committee might, if necessary, enter into fresh negotiations with the lessor directly. He has therefore stated that the Committee was fully apprised of all aspects of the matter regarding the Scheme from time to time.

6. The D.A. has also stated that it is only the State Govt. that is paying the rent and the Committee is not concerned directly with this except in so far as the income from the scheme is concerned. The Director of Agriculture has finally stated that for the reasons stated by him, the question of fixing the responsibility does not arise in so far as the selection of the site or in fixing of the terms of lease is concerned. He has concluded by saying that the Committee may either acquire the garden outright or shift the venue in order to tide over the difficulty of running the station on uneconomic lines.

It may be mentioned that if the Govt. had continued with the Centre at Mundaje, it would have only resulted in an additional expenditure

of Rs. 44,928 to Govt. besides the place being malarial. The Centre at Vittal has resulted only in a loss of Rs. 7,000/- p.a. even according to Sri Damle and the D.A. hopes that the loss would be less in future years. As soon as the lands for the Central Areoanut Research Station are ~~re~~ acquired, the Centre at Vittal would be merged with that Central Station. The State Govt. would no longer have any financial responsibility over the Scheme. The Central Research Station is likely to be established within a year.

7. The Collector of South Kanara was, however, asked to make a personal summary enquiry and to report on the reasonablensss of the rent that is being paid by the Govt. The Collector has reported that the detailed ~~x~~ enquiry by the R.D.O., Puttur shows that there is no appreciable variation between the rents prevailing in 1952 and now ~~is evident~~. On the analysis of 15 cases of leases nearby, the Collector has stated that no two gardens are alike from the point of view of situation, fertility and facilities commanded, that it is difficult to arrive at any one figure that can be taken as an average rent for a village or a local area and that in ~~particular reference to~~ three ~~items~~ of leases in Vittal where the Research Station is situated, the rent per acre varies from 13 maunds to two candies. He has also reported that average rental of the villages works out to roughly 1½ candids and that the average rent for the ~~xaxx~~ best garden ~~xxxxxxxxxx~~ in the area may be safely estimated about 2/3rds of the total yield and owing to the diseased nature of the garden in which the Research Station is situated the reasonable rent work out to two candies per acre. Prima facie the Collector has stated that the rent of 2½ candies of areca per acre paid by Govt. would

appear to be rather excessive. ~~He has.~~ However, in view of the special conditions of the suitability of this garden and the absence of anyone else to come forward and give a lease on the same terms and conditions as that of the Rajah of Vittal, the Collector is of the opinion that the rent of 2½ candies per acre cannot be said to be exorhitant. He has added that no other garden in that area ~~can be had~~ for a lesser rent.

8. In the circumstances it is for orders whether the views of the D.A. and the Collector of S.Kanara will be concurred with and if so whether copies of the reports of the D.A. and the Collector of S.Kanara which are self-explanatory will be forwarded to the Govt.of India with reference to their remarks at p.1 c.f. Subject to orders, the draft D.O. below is for approval.

13/12

13.12.54.